

**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 #
1990 COLEMAN ROANOKE POPUP CAMPER	891104
2000 LEXUS RX 300	056656
2000 FORD MUSTANG	128197
2000 MERCEDES SLK 230	148986
2002 NISSAN SENTRA	553273
2007 NISSAN MAXIMA	835485
2007 BMW 328XI	P31101
2016 NISSAN MAXIMA	387499
2011 KIA SOUL	286300
2000 DODGE RAM	143557
2008 FORD ESCAPE	A45873
2004 HONDA CIVIC	514442
2006 FORD FOCUS	237766
2015 CHEVROLET SONIC	130637
1991 HOMEMADE CAMPER TRAILER	8285CO
2012 CHEVROLET TRAVERSE	376906
2004 HONDA ACCORD	069541
2008 SUZUKI SX4	100793
2008 BMW X3	J23717
2008 CHEVROLET IMPALA	340847
1996 DODGE DAKOTA	532098
2003 HONDA ACCORD	067348
2018 FORD ESCAPE	B30051
2005 HONDA CR-V	063084
2022 JEEP WRANGLER	163060
2023 SUBARU SOLTERRA	030734

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

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

**District Court, Park County
Case Number: 2025PR030002
NOTICE TO CREDITORS**

**In the Matter of the Estate of
RONNY KEITH CRUMP a/k/a KEITH CRUMP, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Park County, Colorado on or before July 7, 2025, or the claims may be forever barred.

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

Attorney for the Personal Representative

1626 N Washington Street

Denver, CO80203

Telephone Number: (303) 831-1669

Fax Number:(303)832-4515

Email: lberenato@1626washingtonlaw.com;

Amartinez@1626washingtonlaw.com

First Publication: March 7, 2025

Second Publication: March 14, 2025

Third Publication: March 21, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000557 To Whom It May Concern: On 12/26/2024 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: JAMES C. BATEMAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CLARION MORTGAGE CAPITAL INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Date of Deed of Trust (DOT): 1/12/2007 Recorded Date of DOT: 1/25/2007 Reception No.of DOT: 2007012482 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$115,500.00 Outstanding Principal Amount as of the date hereof: \$66,953.73 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF

TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 109, AND G-12, ARBOR COURT CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ACCORDING TO THE MAP THEREOF RECORDED JULY 7, 1994 UNDER RECEPTION NO. 9400108965, AS AMENDED IN INSTRUMENT RECORDED AUGUST 31, 1994 UNDER RECEPTION NO. 9400134184, AND THE DECLARATION RECORDED JULY 7, 1994 UNDER RECEPTION NO. 9400108964 AND AMENDED JULY 28, 1994 UNDER RECEPTION NO. 9400119506, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1163 KRAMERIA ST. #B, 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 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: CO23990

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000010 To Whom It May Concern: On 1/08/2025 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: LAKEEVA DEANNA OSBORNE Original Beneficiary: AFFORDABLE MORTGAGE SOLUTIONS, LLC Current Holder of Evidence of Debt: AFFORDABLE MORTGAGE SOLUTIONS, LLC Date of Deed of Trust (DOT): 5/14/2021 Recorded Date of DOT: 6/09/2021 Reception No. of DOT: 2021107566 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,906.00 Outstanding Principal Amount as of the date hereof: \$234,717.31 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, FAILURE TO PAY ASSESSMENTS WHEN DUE, AND OTHER VIOLATIONS OF THE NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT D, FIRST CREEK, ACCORDING TO THE FIRST CREEK CONDOMINIUM MAP NO. 13 THEREOF, RECORDED ON MAY 3, 2005 AT RECEPTION NO. 2005072684, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FIRST CREEK, RECORDED ON JUNE 26, 2003 AT RECEPTION NO. 2003128696 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19076 E 57TH PL UNIT D, 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 May 8, 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: 3/14/2025 Last Publication: 4/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/18/2025 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: WOMBLE BOND DICKINSON (US) 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 #: 211668-10192

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 OF PETITION FOR CHANGE OF NAME

Case No. 25C00100

Division: C, Courtroom: 186

Public Notice is given on 2/21/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of VALKYRIE SKY BERGMAN BELTRAN be changed to VALKYRIA SKY BERGMAN BELTRAN.

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 2025

Published: Intermountain Jewish News

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
1993 DODGE D25 white	122216

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30191

In the Matter of the Estate of

ALBERT A. SELENKE, aka ALBERT ANDREW SELENKE, aka ALBERT SELENKE, 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 July 7, 2025, or the claims may be forever barred.

KATHERINE A. MAY
Personal Representative
19707 E. Pinewood Dr.
Aurora, CO80016

KATHERINE M. STOLZ, Esq. Atty. Reg. #: 029021

Attorney for the Personal Representative

Law Offices of Katherine M. Stolz, P.C.

565 3rd St.

Burlington, CO80807

Phone Number:(719) 346-8461

First Publication: March 7, 2025

Second Publication: March 14, 2025

Third Publication: March 21, 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. 2025-000008 To Whom It May Concern: On 1/08/2025 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: 676 E 92ND STREET, LLC A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: COMMERCIAL LENDER LLC Current Holder of Evidence of Debt: TOORAK CAPITAL PARTNERS, LLC Date of Deed of Trust (DOT): 9/22/2022 Recorded Date of DOT: 9/26/2022 Reception No. of DOT: 2022124535 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$557,700.00 Outstanding Principal Amount as of the date hereof: \$508,916.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE EAST 68 FEET OF LOT 25 AND THE EAST 68 FEET OF THE SOUTH 9 FEET OF LOT 26, BLOCK 103, BYERS EAST SUBDIVISION, CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 393 S PENNSYLVANIA ST, DENVER, CO 80209 **NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 8, 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: 3/14/2025 Last Publication: 4/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/18/2025 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 #: CO23623

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000003 To Whom It May Concern: On 1/07/2025 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: LOLA F HURST Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 9/24/2015 Recorded Date of DOT: 9/30/2015 Reception No. of DOT: 2015138059 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$750,000.00 Outstanding Principal Amount as of the date hereof: \$260,871.41 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY & COUNTY OF DENVER: LOT 21 AND NORTH 1/2 OF LOT 20, AND THE SOUTH 1/2 OF LOT 22, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 14, MCCULLOUGH'S ADDITION TO DENVER. STATE OF COLORADO. Which has the address of 2421 N YORK STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 8, 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: 3/14/2025 Last Publication: 4/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/18/2025 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 #: 24-033671

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.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: 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. 2024-000564 To Whom It May Concern: On 12/27/2024 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: ROBIN HUMPHREY Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/15/2006 Recorded Date of DOT: 10/06/2006 Reception No. of DOT: 2006159924 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$192,356.00 Outstanding Principal

Amount as of the date hereof: \$80,700.25 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 43 AND 44, BLOCK 14, LAKOTA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 1019 S MADISON ST, DENVER, CO 80209-4937

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 May 1, 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: 3/07/2025 Last Publication: 4/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/11/2025 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: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO240065

Public Notice
Two L's Recovery, LLP
1370 Simms St., Lakewood
Seeking title to:

Year/Make/Model	Vin #
1989 Honda Accord	066671
1994 Honda GL1500	600482
2002 Chevy 2500	229141
2003 HD FXSTI	014331
2003 Indian Chief	011566
2003 Suzuki 800	108685
2005 Kawasaki ZX10	030253
2006 Triumph 1050	272145
2006 Yamaha R6	005629
2007 Yamaha R1	004696
2007 Yamaha R6	022325
2007 HD FLHT	629307
2007 HD Sportster	423630
2010 Ducati 1200S	001765
2013 Suzuki VL800	100844
2015 Kawaski KLR	A82710

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

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

Denver Probate Court
Case No. 2025PR30205
In the Matter of the Estate of
RICARDO LOREN GINN, a/k/a
RICARDO L. GINN, a/k/a
RICARDO GINN, 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 July 15, 2025, or the claims may be forever barred.

Quantas LeVar Ginn
Personal Representative
c/o Martin Law Office LLC
1790 38th Street, Suite 106
Boulder, CO 80301

Jodi S. Martin, Esq. Atty. Reg. #: 44658
Attorney for the Personal Representative

MARTIN LAW OFFICE LLC

1790 38th Street, Suite 106

Boulder, CO 80301

Tel: 720-398-8745

Fax: 303-942-6905

jodi@themartinlawoffice.com

First Publication: March 14, 2025

Second Publication: March 21, 2025

Third Publication: March 28, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00244

Division: Civil, Courtroom: 186

Public Notice is given on 3/10/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of BERIKOT ADEBO ASHAMO be changed to BARKOT ADEBO ASHAMO.

First Publication: March 14, 2025

Second Publication: March 21, 2025

Third Publication: March 28, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000549 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: ALLYSON J MARIANI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: AMERIHOM MORTGAGE COMPANY, LLC Date of Deed of Trust (DOT): 6/15/2018 Recorded Date of DOT: 6/18/2018 Reception No. of DOT: 2018074806 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$320,320.00

Outstanding Principal Amount as of the date hereof: \$291,220.06 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1100 N LOGAN ST APT 8, DENVER, CO 80203-2479

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 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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-24-1004397-LL

EXHIBIT A

CONDOMINIUM UNIT 8, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 3, CANTERBURY TALES CONDOMINIUMS. ACCORDING TO THE CONDOMINIUM MAP, RECORDED FEBRUARY 27, 1998 AT RECEPTION NO. 9800029352 IN RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATIONS FOR CANTERBURY TALES CONDOMINIUMS. RECORDED ON FEBRUARY 27, 1998 AT RECEPTION NO. 9800029353 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 19, 1998 AT RECEPTION NO. 9800041752, IN SAID RECORDS, 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

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

**SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION
Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2024**

As Rendered to the Commissioner of Insurance

MONARCH LIFE INSURANCE COMPANY

NAIC Number 66265

330 Whitney Avenue, Suite 500
Holyoke, MA 01040-2857

Assets	\$537,424,627	
Liabilities	\$535,375,426	
Capital and Surplus/Policyholder Surplus		\$2,048,581

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:
THIS IS TO CERTIFY that the

MONARCH LIFE INSURANCE COMPANY

organized under the laws of Massachusetts, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2022.

MICHAEL CONWAY
Commissioner of Insurance

First Publication: February 28, 2025
Last Publication: March 21, 2025
Published: Intermountain Jewish News

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

District Court, Adams County

Case Number: 2025PR37

NOTICE TO CREDITORS

In the Matter of the Estate of

CATHERINE MARGARET BEER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Adams, County, Colorado or on or before June 28, 2025, or the claims may be forever barred.

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163

Attorney for the Personal Representative

Law Office of Michelle Adams

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 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

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

Denver Probate Court

Case No. 2025PR30162

In the Matter of the Estate of

BEVERLY RUTH MARTIN, aka

BEVERLY R. MARTIN, 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 July 15, 2025, or the claims may be forever barred.

CATHERINE LOU OLDS and
SCOTT FREDERICK OLDS
Co-Personal Representatives
c/o Hofgard & Associates, P.C.
1510 28th St. Ste. 275
Boulder, CO 80303

KURT C. HOFGARD, Esq. Atty. Reg. #: 23807

Attorney for the Co-Personal Representatives

1510 28th Street, Ste. 275

Boulder, CO 80303

Phone Number: 303-449-0055

FAX Number: 303-953-5363

E-mail: hofgardlaw@gmail.com

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00172, Courtroom: 186

Public Notice is given on 2/21/25 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 MATHEW PHILLIP FLORES be changed to MATHEW PHILLIP DAVIS.

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2025PR030194

In the Matter of the Estate of

Marie Laura Rodriguez, a/k/a Laura Rodriguez, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before June 28, 2025, or the claims may be forever barred.

Marlin Rodriguez

Personal Representative

11755 County Road 21

San Luis, Colorado 81152

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000553 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: GREGORY D ROBINSON Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 5/26/2006 Recorded Date of DOT: 6/26/2006 Reception No. of DOT: 2006099857 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$80,492.04 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 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 1512 LARIMER ST APT 24, 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 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: 22-028729

LEGAL DESCRIPTION

CONDOMINIUM UNIT 24, WRITER SQUARE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED APRIL 6, 1981 IN BOOK 2351 AT PAGE 281, AND CONDOMINIUM MAP RECORDED APRIL 6, 1981 IN BOOK 19 AT PAGE 10 AND AMENDED JUNE 10, 1981 IN BOOK 2389 AT PAGE 584 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE EXCLUSIVE EASEMENT RIGHT TO PARKING NOS. 1 AND 2 AS DESCRIBED IN THE PLANS TO THE MASTER DECLARATION RECORDED APRIL 2, 1981 IN BOOK 2350 AT PAGE 173, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000555 To Whom It May Concern: On 12/24/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRYANT W. LONG Original Beneficiary: FREMONT INVESTMENT & LOAN Current Holder of Evidence of Debt: TOWD POINT MORTGAGE TRUST 2018-6, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Date of Deed of Trust (DOT): 7/15/2000 Recorded Date of DOT: 7/31/2000 Reception No. of DOT: 2000108170** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$122,029.48 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 22 AND SOUTH ONE-HALF OF LOT 23, BLOCK 31, MCCULLOUGH'S ADDITION 3RD FILING TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2127 HIGH STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: CO23860

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000538 To Whom It May Concern: On 12/24/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SANTA FE THIRTEEN LLC Original Beneficiary: TREZ CAPITAL (2015) CORPORATION Current Holder of Evidence of Debt: TC COLORADO ART DISTRICT II LP Date of Deed of Trust (DOT): 3/18/2022 Recorded Date of DOT: 3/21/2022 Reception No. of DOT: 2022038210 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$30,884,743.00 Outstanding Principal Amount as of the date hereof: \$31,142,777.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS OF PRINCIPLE AND INTEREST REQUIRE 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 36-40, INCLUSIVE, BLOCK 13, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1275 SANTA FE DRIVE, 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 24, 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.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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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: HOLLAND & HART Denver Registration #: 48767 ALEXANDER D WHITE, 555 17TH STREET, SUITE 3200, DENVER, CO 80202 Phone #: (303) 473-2860 Fax #: (303) 295-8517 Attorney File #: 1275 SANTA FE DRIVE

LEGAL DESCRIPTION

LOTS 36-40, INCLUSIVE, BLOCK 13, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO 33644079_vl

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

District Court, Jefferson County

Case No. 2025PR30162

Division: 11, Courtroom: 140

Estate of Decedent KAY S. SKINNER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson, Colorado on or before July 7, 2025 or the claims may be forever barred.

DANIEL J. CULHANE
Personal Representative
c/o DANIEL J. CULHANE LLC
1650 Washington Street
Denver, CO 80203

DANIEL J. CULHANE (#22196)
Attorney for the Personal Representative
DANIEL J. CULHANE LLC
1650 Washington Street
Denver, CO 80203
Telephone: 303.945.2070
Email: Dan@CulhaneLaw.com
First Publication: March 7, 2025
Second Publication: March 14, 2025
Third Publication: March 21, 2025
Published: Intermountain Jewish News

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.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: 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. 2024-000563 To Whom It May Concern: On 12/27/2024 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: AVENUE HOLDINGS, LLC, A/AN 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): 7/09/2021 Recorded Date of DOT: 7/13/2021 Reception No. of DOT: 2021132340 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$870,000.00 Outstanding Principal Amount as of the date hereof: \$870,000.00 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: LOTS 10 AND 11, BLOCK 6, WILSON'S RESUBDIVISION OF H. WITTERS NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2303 W 32ND AVE, 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 May 1, 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: 3/07/2025 Last

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

Publication: 4/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/11/2025 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-24-1001961-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000566 To Whom It May Concern: On 12/30/2024 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: CAROLINE J. BECK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE AND BENEFICIARY FOR FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 4/22/2014 Recorded Date of DOT: 5/01/2014 Reception No. of DOT: 2014048797 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$156,300.00 Outstanding Principal Amount as of the date hereof: \$123,510.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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, 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: LOT 23, BLOCK 2, VIRGINIA VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1485 S HUDSON ST, DENVER, COLORADO 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 May 1, 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: 3/07/2025 Last Publication: 4/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/11/2025 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: WOMBLE BOND DICKINSON (US) 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 #: 307918-00124

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00177, Courtroom: 100

Public Notice is given on 2/24/25 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 HOLLY MAY SMUTKA MUCK be changed to VESPER HOLLY.

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 2025

Published: Intermountain Jewish News

COLORADO DIVISION OF INSURANCE SYNOPSIS OF ANNUAL STATEMENT FOR PUBLICATION

**Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2024**

As Rendered to the Commissioner of Insurance
LINCOLN HERITAGE LIFE INSURANCE COMPANY
NAIC Number 65927
4343 East Camelback Road
Phoenix, AZ 85018

Assets \$1,324,252,403

Liabilities \$1,197,316,849

Capital and Surplus/Policyholder Surplus \$126,935,554

**DIVISION OF INSURANCE
CERTIFICATE OF AUTHORITY**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

LINCOLN HERITAGE LIFE INSURANCE COMPANY

organized under the laws of Illinois, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Life Insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2025.

MICHAEL CONWAY
Commissioner of Insurance

First Publication: March 7, 2025
Last Publication: March 28, 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

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. 2024-000525 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. 2024-000554 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: DAVID LARRY SHUKER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 4/19/2021 Recorded Date of DOT: 6/16/2021 Reception No. of DOT: 2021114078 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$825,000.00 Outstanding Principal Amount as of the date hereof: \$262,731.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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: NORTH 45 FEET OF SOUTH 90 FEET OF WEST 125 FEET OF LOT 1, BLOCK 13, GRANDVIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4440 LOWELL BOULEVARD, 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 April 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: 24-033624

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000562 To Whom It May Concern: On 12/26/2024 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: EVELYN SISNEROS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ALL WESTERN MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/29/2019 Recorded Date of DOT: 5/01/2019 Reception No. of DOT: 2019052218 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$319,113.00 Outstanding Principal Amount as of the date hereof: \$291,272.22 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 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 17, BLOCK 4, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5082 SCRANTON ST, 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 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: 22-027272

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000559 To Whom It May Concern: On 12/26/2024 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: KAREN GARCIA and JOSEPH GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST BANK D/B/A FIRST PRIORITY MORTGAGE CO. ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC1 Date of Deed of Trust (DOT): 11/22/2006 Recorded Date of DOT: 12/01/2006 Reception No.of DOT: 2006192056 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$179,550.00 Outstanding Principal Amount as of the date hereof: \$141,401.38 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 5 AND 6, BLOCK 62, P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 162 HAZEL COURT, 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 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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-24-1003601-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000552 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: YECALI J JIMENEZ CARRASCO and MARCO GAZCON TORRES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/23/2021 Recorded Date of DOT: 11/24/2021 Reception No.of DOT: 2021217719 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$502,726.00 Outstanding Principal Amount as of the date hereof: \$476,926.01 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 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 3, BLOCK 1, HARVEY PARK ADDITION FILING NO. 21, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3026 S SHERIDAN BLVD, DENVER, CO 80227

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of April 24, 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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: 23-030273

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000009 To Whom It May Concern: On 1/08/2025 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: DOUGLAS B FLETCHER Original Beneficiary: WORLD SAVINGS BANK, FSB Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 4/05/2004 Recorded Date of DOT: 4/26/2004 Reception No. of DOT: 2004095527 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$187,500.00 Outstanding Principal Amount as of the date hereof: \$111,165.61 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 EAST 31.25 FEET OF LOTS 22 TO 24, INCLUSIVE, BLOCK 16, KETTLES SECOND ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 536 E 2ND AVE, 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 May 8, 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: 3/14/2025 Last Publication: 4/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/18/2025 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 #: 00000010340495

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000004 To Whom It May Concern: On 1/08/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LINDA C SONN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OCEANSIDE MORTGAGE COMPANY Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 5/23/2016 Recorded Date of DOT: 5/31/2016 Reception No. of DOT: 2016070200 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$125,356.00 Outstanding Principal Amount as of the date hereof: \$102,532.66 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: CONDOMINIUM UNIT 304, BUILDING 7395, WHISPERING PINES WEST, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978 IN BOOK 1785 AT PAGE 2 AND AMENDED JANUARY 30, 1979 IN BOOK 1849 AT PAGE 179, AND THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979 IN BOOK C10 AT PAGE 1 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7395E QUINCY AVE UNIT 304, 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 May 8, 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: 3/14/2025 Last Publication: 4/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/18/2025 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 #: 00000010328052

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. 2024-000567 To Whom It May Concern: On 12/30/2024 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 A MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 2/21/2022 Recorded Date of DOT: 3/11/2022 Reception No. of DOT: 2022034221 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$645,000.00 Outstanding Principal Amount as of the date hereof: \$277,419.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT SEVEN (7), BLOCK TWO (2), MONTBELLO NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5374 TULSA 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 May 1, 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: 3/07/2025 Last Publication: 4/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/11/2025 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 #: 24-033786

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000565 To Whom It May Concern: On 12/30/2024 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: MELTON FAMILY INVESTMENTS, LLC Original Beneficiary: COMPASS BANK Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 5/30/2019 Recorded Date of DOT: 5/31/2019 Reception No. of DOT: 2019066155 DOT Recorded in

Denver County. Original Principal Amount of Evidence of Debt: \$755,000.00 Outstanding Principal Amount as of the date hereof: \$676,745.31 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT(S) VIOLATED UNDER THE DEBT OR TRUST DEED OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: THE GRANTORS WHO ARE ALSO THE BORROWERS OF THE DEBT SECURED BY THE TRUST DEED HAVE FAILED TO MAKE THE MONTHLY PAYMENTS WHEN DUE, WHICH IS AN EVENT OF DEFAULT UNDER THE DEBT AND THE TRUST DEED.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 10, 11 AND 12, EXCEPTING THE NORTH 11.84 FEET OF LOT 12, BLOCK 2, PARK SIDE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2015 NORTH YORK STREET, DENVER, COLORADO 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 May 1, 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: 3/07/2025 Last Publication: 4/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/11/2025 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: JENNINGS HAUG KELEHER MCLEOD WATERFALL LLP Denver Registration #: 56123 MARK E BARKER, 2800 N CENTRAL AVENUE, SUITE 1800, PHOENIX, AZ 85004 Phone #: (602) 234-7828 Attorney File #: 2015 NORTH YORK STREET

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00012, Courtroom: 186

Public Notice is given on 2/14/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of CHEICK HAMALA BEN ABDOULAYE be changed to CHEICK HAMOLA BENBOUYE HAIDARA.

First Publication: February 28, 2025

Second Publication: March 7, 2025

Third Publication: March 14, 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.

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

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.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: 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

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2007 bmw 328i	x55116

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000558 To Whom It May Concern: On 12/26/2024 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: DEVIN DAVIE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2023-PJ4 Date of Deed of Trust (DOT): 10/28/2022 Recorded Date of DOT: 12/19/2022 Reception No. of DOT: 2022150414 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$876,000.00 Outstanding Principal Amount as of the date hereof: \$862,927.66 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2205 ELIOT 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 April 24, 2025, Online at <https://www.denver.realtorclose.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.realtorclose.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: 2/28/2025 Last Publication: 3/28/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/04/2025 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 #: 00000010328979

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PART OF LOTS 18 AND 19, BLOCK 7, RATHBONE HEIGHTS RESUBDIVISION OF CRANE'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N89°33'59"E A DISTANCE OF 1.33 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 18; THENCE N00°17'57"W A DISTANCE OF 36.40 FEET, ALSO BEING THE POINT OF BEGINNING; THENCE N00° 17'57"W A DISTANCE OF 13.60 FEET; THENCE N89°33'59"E A DISTANCE OF 75.80 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE S00° 17'57"E A DISTANCE OF 25.0 FEET TO A POINT ON THE EAST LINE SAID LOT 18; THENCE S89°33'59"W A DISTANCE OF 47.87 FEET; THENCE N00° 17'57"W A DISTANCE OF 20.00 FEET; THENCE S89°33'59"W A DISTANCE OF 35.08 FEET; THENCE S00°17'57"E A DISTANCE OF 8.60 FEET; THENCE S89°33'59"W A DISTANCE OF 40.72 FEET BACK TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00189, Courtroom: 100

Public Notice is given on 3/3/25 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 ANA SOFIA CORNELIUS be changed to ANA SOFIA RAMIREZ OSUNA.

First Publication: March 14, 2025

Second Publication: March 21, 2025

Third Publication: March 28, 2025

Published: Intermountain Jewish News

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.realtorclose.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.

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Eurocars Collision Center**, 721 Yuma St., Colorado Springs, CO 80909.

Phone: (719) 473-1374

YEAR/MAKE/MODEL/TYPER/COLOR	VIN
2022 TESLA MODEL 3 SD BLACK	129403

Date of Publication: March 14, 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 #
2007 Lexus IS	018010
2006 Ford Exploder	A01712
2008 Mitsubishi Eclipse	041655
2005 Audi A4	057287
1998 Lexus ES 300	108348
2003 Honda Civic	001797
2005 Nissan Murano	407934

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **ON 3 TOWING**, PUC: T-04685, Address: 1451 S. Bannock St., Denver, CO 80223, Phone: 720-415-7236.

Year/Make/Model	Vin #
2004 Honda CRV	238495
2012 JEEP CHEROKEE	329255
2005 BMW X5	Y09266
2004 JEEP CHEROKEE	225500
2017 NISSAN SENTRA	719809

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30151

Estate of Decedent

SHOSHANA K. ROSENTHAL, 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 July 14, 2025 or the claims may be forever barred.

GIL B. ROSENTHAL, Esq.

Personal Representative

2001 16th Street, Suite 1800

Denver, CO 80202

GIL B. ROSENTHAL, Esq., Atty. Reg. #: 29744

Attorney for the Personal Representative

Kutak Rock LLP

2001 16th Street, Suite 1800

Denver, CO 80202

Phone Number: 303-297-2400

FAX Number: 303-292-7799

E-mail: gil.rosenthal@kutakrock.com

First Publication: March 14, 2025

Second Publication: March 21, 2025

Third Publication: March 28, 2025

Published: Intermountain Jewish News

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. 2025-000006 To Whom It May Concern: On 1/07/2025 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: JEANETTE PLANEGGER and KEVIN PLANEGGER Original Beneficiary: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Current Holder of Evidence of Debt: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Date of Deed of Trust (DOT): 3/01/2019 Recorded Date of DOT: 3/07/2019 Reception No. of DOT: 2019027383 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$235,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of

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

the Real Property: LOTS 28 AND 29, BLOCK 4, BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3090 WEST 41ST AVENUE, DENVER, CO 80211

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of May 8, 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: 3/14/2025 Last Publication: 4/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/18/2025 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: MILLER & LAW, P.C. Denver Registration #: 35960 JENNIFER D DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3090 WEST 41ST AVENUE

**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 #
2004 FORD RANGER	359263
2002 FORD RANGER	B40555
2001 FORD RANGER	B50366
2011 FORD ESCAPE	C63423
2001 GMC SIERRA	376573
2000 JEEP CHEROKEE	166485
2010 HONDA PILOT	019976
2013 TOYOTA HIGHLANDER	197933
2005 PONTIAC G6	132655

Date of Publication: March 14, 2025

Published: Intermountain Jewish News

Notice to Mortgagees of Units within The Park Washington Condominiums Association

RE: Original Notice Dated February 6, 2025

The Park Washington Condominiums Association ("Association") hereby provides notice of the Amended and Restated Condominium Declaration for Park Washington Condominiums ("Amended and Restated Declaration"), which amends and replaces the original Declaration and conforms it to applicable Colorado law. In addition to mortgagee approval, at least sixty-six and two-thirds percent of the Owners must also consent to this Amended and Restated Declaration, which consent has been obtained.

Consistent with the requirement for mortgagee approval in the original Condominium Declaration for Park Washington Condominiums and with the procedures set forth in C.R.S. 38-33.3-217(1)(b), the Association requests your approval of the Amended and Restated Declaration. A copy of the Amended and Restated Declaration was sent to your attention with the original notice, and may also be obtained by contacting Kimberly Porter at the address provided below.

Your approval of the Amended Declaration does not require any action or response, and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of the Original Notice.

**THE AMENDED AND RESTATED DECLARATION
DOES NOT AFFECT THE PRIORITY OR TERMS OF YOUR DEED OF TRUST.**

You may submit a response or obtain a copy of the Amended and Restated Declaration by writing to Kimberly Porter Esq., Winzenburg, Leff, Purvis and Payne, LLP, 350 Indiana St., Suite 450, Golden, CO 80401.

First Publication: March 14, 2025

Second Publication: March 21, 2025

Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2024CV031344
DIVISION NO. 424

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Plaintiff, The Parkfield Master Owners Association, Inc.

v.

Defendants, ALEJANDRA MARTINEZ; ISIDRO MARTINEZ GARCIA et al

Regarding: Lot 14, Block 7, Parkfield Filing No. 9, City and County of Denver, State of Colorado.

Also known as: 5117 Kittredge St, Denver, CO 80239

TO THE ABOVE-NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 8th day of May 2025, at the front steps of the Denver City and County Building, Denver, CO 80202; phone number 720-865-8703. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

****BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT TIME OF SALE. ****

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated January 7, 2025, and C.R.S. 38-38-101 et seq., by The Parkfield Master Owners Association, Inc., the current holder of a lien recorded on March 1, 2022 at Rec. No. 2022027410, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Master Declaration of Covenants, Conditions and Restrictions for Parkfield Residential recorded on May 26, 1998 at Reception No. 9800078624 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Parkfield Master Owners Association, Inc., The, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

DATED in Colorado this 12th day of February, 2025.

Elias Diggins

Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Roy Line

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

Statutes attached: §§38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305, and 38-38-306, C.R.S., as amended.

First Publication: March 14, 2025

Last Publication: April 11, 2025

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