

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000054 To Whom It May Concern: On 1/30/2025 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: DERRICK JONES and PERISHA JONES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 1/27/2023 Recorded Date of DOT: 2/01/2023 Reception No. of DOT: 2023007595 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,000.00 Outstanding Principal Amount as of the date hereof: \$142,209.83 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 329, BUILDING U, WOODSTREAM FALLS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON APRIL 13, 1978 IN BOOK 1638 AT PAGE 526 AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JANUARY 10, 1980 IN BOOK 2086 AT PAGE 176 AND THE CONDOMINIUM MAP RECORDED ON APRIL 13, 1978 IN MAP BOOK 6 AT PAGE 75 AND AMENDED BY SURVEYOR'S STATEMENT RECORDED ON OCTOBER 12, 1979 IN BOOK 2028 AT PAGE 580 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENT: PARKING SPACE 124, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9725 E HARVARD AVE UNIT 329, 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 May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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: 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 #: CO24092

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000072 To Whom It May Concern: On 2/06/2025 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: CHRISTOPHER MARTINEZ JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 6/07/2022 Recorded Date of DOT: 6/07/2022 Reception No. of DOT: 2022076339 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$145,600.00 Outstanding Principal Amount as of the date hereof: \$140,256.30 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, 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: UNIT 313, LA TELA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298. Which has the address of 603 INCA ST UNIT 313, DENVER, COLORADO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: 307918-00123

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. 2025-000071 To Whom It May Concern: On 2/06/2025 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: MARIA FATIMA QUINTANA MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NORTH POINTE BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 8/11/2023 Recorded Date of DOT: 8/15/2023 Reception No. of DOT: 2023078079 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$214,200.00 Outstanding Principal Amount as of the date hereof: \$212,542.82 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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. 9, BUILDING NO. 4, WESTCHESTER CONDOMINIUMS SOUTH, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN CONDOMINIUM BOOK 10 AT PAGES 25 THROUGH 57, INCLUSIVE, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF WESTCHESTER CONDOMINIUMS SOUTH, RECORDED IN BOOK 1843 AT PAGES 484 THROUGH 580, INCLUSIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4639 S LOWELL BOULEVARD, B, DENVER, CO 80236

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: CO24269

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000028 To Whom It May Concern: On 1/22/2025 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: MATTHEW W. ANDERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 6/02/2010 Recorded Date of DOT: 6/07/2010 Reception No. of DOT: 2010061141 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$407,413.00 Outstanding Principal Amount as of the date hereof: \$294,330.76 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 7 AND THE NORTH ONE-QUARTER OF LOT 8, BLOCK 18, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1024 SOUTH PENNSYLVANIA STREET, DENVER, CO 80209 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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-25-1005886-LL

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model **Vin #**
2000 GMC 3500 217087
Bear Enterprise Towing
PUC: T-03984
Phone: 720-276-9412
Date of Publication: April 11, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00142

Division: Civil, Courtroom: 170

Public Notice is given on 4/1/25 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 MATTEO FERRALES be changed to MATEO ORLANDO

MARTINEZ FERRALES.

First Publication: April 4, 2025

Second Publication: April 11, 2025

Third Publication: April 18, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000015 To Whom It May Concern: On 1/16/2025 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: PHYLLIS ANN WILKERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DENVER COMMUNITY CREDIT UNION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ZING CREDIT UNION Date of Deed of Trust (DOT): 5/11/2017 Recorded Date of DOT: 5/12/2017 Reception No. of DOT: 2017063510 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$45,000.00 Outstanding Principal Amount as of the date hereof: \$37,282.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 775 SOUTH ALTON WAY 3C, DENVER, CO 80247

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 15, 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: 3/21/2025 Last Publication: 4/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/25/2025 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 #: 24-033804

LEGAL DESCRIPTION

PARCEL I:

AN UNDIVIDED 1/120TH INTEREST IN AND TO BLOCK 5, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 3-C (FOR CONVENIENT REFERENCE NUMBERED AS UNIT NO. 555), IN BUILDING NO. 14, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, RECORDED DECEMBER 31, 1964 IN CONDOMINIUM PLAT BOOK CI AT PAGE 33.

PARCEL III:

AN UNDIVIDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED.

TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 47 IN PARKING LOT NO. 7 SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.

(3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.

(4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

(5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

Denver Probate Court

Case No. 2025PR30239

In the Matter of the Estate of

Diane P. Groff, a/k/a Diane Groff, a/k/a Diane Price Groff, 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, Colorado on or before August 15, 2025, or the claims may be forever barred.

Charles S. Price, III
Personal Representative
c/o Jessica L. Broderick
Taft Stettinius & Hollister LLP
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202

JESSICA L. BRODERICK (#40260)

Ashlyn N. Fiscus (#55310)

Attorneys for Personal Representative

Taft Stettinius & Hollister LLP
675 Fifteenth Street, Suite 2300
Denver, CO 80202

Phone Number: 303-297-2900

FAX Number: 303-298-0940

E-mail: jbroderick@taftlaw.com

afiscus@taftlaw.com

First Publication: April 11, 2025

Second Publication: April 18, 2025

Third Publication: April 25, 2025

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER,

STATE OF COLORADO

Court Address:

1437 Bannock Street

Denver, Colorado 80202

Case No.: 2023CV31033

Division/Ctrm: 414

Plaintiff: THOMAS R. RIPP,

v.

Defendants: PATRICIA AMBER HUMAN, aka AMBER HUMAN; GUSTAVO MALDONADO; the PUBLIC TRUSTEE OF DENVER; and ALL UNKNOWN PARTIES CLAIMING AN INTEREST IN 1135 S. Harrison St., Denver, Colorado

SHERIFF'S NOTICE OF SALE

YOU ARE NOTIFIED AS FOLLOWS:

Under a Judgment and Decree of Foreclosure contained within the "Amended Order Re: Defendant Maldonado's Motion for Default Judgment Pursuant to C.R.C.P. 55 and 121, Section 1-14, Plaintiff's Verified Motion for Default Judgment, and Plaintiff's Verified Motion in Support of Plaintiff's Motion for Taxable Costs" entered September 12, 2024 in the above-entitled action ("Judgment") recorded on December 19, 2024 at Reception No. 2024117000 of the real property records for the City and County of Denver, and a Transcript of Judgment recorded on December 9, 2024 at Reception No. 2024113844 of the real property records for the City and County of Denver, I am ordered to sell certain real property in the City and County of Denver, Colorado, as described below.

This Combined Notice concerns the Judgment and the Deed of Trust described as follows:

Patricia Amber Human

Original Grantor(s)

Gustavo Maldonado

Original Beneficiary

Gustavo Maldonado

Current holder ("Holder") of Evidence of Debt ("Debt") secured by Deed of Trust

December 2, 2022

Date of Deed of Trust

December 2, 2022

Recording Date of Deed of Trust

Denver

County of Recording

Reception No. 2022146260

Reference Nos. of Recorded Deed of Trust

\$300,000.00

Original principal balance of Debt

\$380,269.30*

Outstanding principal balance of Debt on date of the entry of Judgment

* Additionally, per the Transcript of Judgment, Creditor is an owner of an interest in the Property. "Creditor's interest in the Property is equal to 18% of the winning bid amount after first subtracting the sum of \$209,000.00 from the winning bid amount. From any sheriff's sale, the Creditor is also entitled to receive from Defendant Patricia Amber Human an amount equal to 18% of the sale price of the Property after first deducting the \$209,000 from the winning bid at the sheriff's sale."

The legal description of the Property that is the subject of this Combined Notice in accordance with §38-38-101(1)(c), C.R.S. is:

LOTS 39 AND 40, BLOCK 17, FIRST ADDITION TO LAKOTA HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO also known by street and number as: 1135 SOUTH HARRISON STREET, DENVER, CO 80210

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

The covenants that were violated under the Debt, Deed of Trust, or both, on which the demand for foreclosure is based are 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 thereof as set forth in the Judgment.

You may have an interest in the real property being foreclosed that may be affected by this foreclosure. You may have the right to cure a default under the above-described Deed of Trust. You may have the right to redeem the real property being foreclosed.

The name, address, business telephone number and Colorado bar registration number of the attorneys representing the Holder are as follows:

HUNTINGTON C. BROWN & ASSOCIATES LLC

Huntington C. Brown, Esq., Atty. Reg. #8216

James G. Ridgeway, Esq., Atty. Reg. #20959

P.O. Box 140748

Edgewater, Colorado 80214

Phone: (303) 830-0808

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at **10:00 o'clock a.m.**, on the date of **May 22nd, 2025**, on the front steps of the City and County Building, 1437 Bannock Street, Denver, Colorado 80202, sell the Property at public auction to the highest bidder to the highest and best bidder, the Real Property described above, and all interest of the Judgment Debtor and her heirs and assigns, for the purpose of paying the Judgment amount entered herein and certain other sums, and will deliver to the purchasers a Certificate of Purchase, all as provided by applicable law.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT.

This date of sale is the date to which the sale has been continued pursuant to § 38-38-103(2)(a), C.R.S. The initial date of sale is May 22nd, 2025 (date).

THE LIEN OF THE DEED OF TRUST BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

Date: February 27th, 2025

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line II

First Publication: March 28th, 2025

Last Publication: April 25, 2025

Name of Publication: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000073 To Whom It May Concern: On 2/06/2025 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: EDWARD L. BARELA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC Current Holder of Evidence of Debt: LOANDEPOT.COM, LLC Date of Deed of Trust (DOT): 10/04/2022 Recorded Date of DOT: 10/12/2022 Reception No. of DOT: 2022130140 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$570,600.00 Outstanding Principal Amount as of the date hereof: \$559,930.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 4, BLOCK 14, BEAR VALLEY SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2725 S KENDALL WAY, 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 June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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: 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 #: 24CO00288-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000058 To Whom It May Concern: On 1/31/2025 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: CHRISTOPHER A. BARBOUR Original Beneficiary: KEY MORTGAGE CORPORATION, LLC. 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): 10/08/2003 Recorded Date of DOT: 10/15/2003 Reception No. of DOT: 2003216083 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$265,000.00 Outstanding Principal Amount as of the date hereof: \$128,256.57 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: LOT 17, AND THE NORTH 1/2 OF LOT 18, AND THE SOUTH 2 1/2 FEET OF LOT 16, BLOCK 8, FIRST RESUBDIVISION OF BRYN MAWR, CITY AND COUNTY OF DENVER, COLORADO.

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 01/19/2010 AT RECEPTION NO. 2010006619 AND CORRECTIVE AFFIDAVIT RECORDED ON 01/05/2024 AT RECEPTION NO. 2024000978 TO CORRECT LEGAL DESCRIPTION. Which has the address of 765 SOUTH DOWNING STREET, DENVER, CO 80209

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: 23-031500

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202

Court Use Only

Case Number: 2025CV30418, Division: 409

Pinpoint Properties LLC, a Colorado limited liability company

Plaintiff,

v.

The Estate of Frances Leali; and all unknown persons who claim any interest in the subject matter of this action, Defendant(s).

Attorney for Plaintiff

Christopher J. Conant
Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200
Denver, Colorado 80202
Phone Number: (303) 298-1800
Fax Number: (303) 298-1804

Email Address: cconant@hatchlawyers.com

Atty. Reg.#: 40269

SUMMONS BY PUBLICATION

TO: THE ESTATE OF FRANCES LEALI;

ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35¹ days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

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

This is an action to foreclose a municipal lien that encumbers the real property legally described as:

Lots 3 and 4, Block 11, Schinner's Addition (the "**Property**"), commonly known as 2550 N. Gilpin Street, Denver, Colorado.

Dated this 31st day of March, 2025.

HATCH RAY OLSEN CONANT LLC

By: /Christopher J. Conant

Christopher J. Conant

Attorneys for Plaintiff

In accordance with C.R.C.P. 121 §1-26(7) a copy of this document with original/electronic signatures is being maintained by Hatch Ray Olsen Conant LLC and will be made available for inspection by other parties or the court upon request.

Published in The Intermountain Jewish News

First Publication: Friday, April 4, 2025

Last Publication: Friday, May 2, 2025

This summons is issued pursuant to Rule 4(g), C.R.C.P., as amended. This form should not be used where personal service is desired.

¹ Rule 12(a), C.R.C.P., allows 35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain), §38-36-121, C.R.S. (Torrens registration).

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000044 To Whom It May Concern: On 1/27/2025 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: JASON MULLEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 8/24/2022 Recorded Date of DOT: 8/26/2022 Reception No. of DOT: 2022113599 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$279,837.00 Outstanding Principal Amount as of the date hereof: \$272,379.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO 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 NUMBER 204, BUILDING NUMBER 2, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK PARK CONDOMINIUMS, RECORDED APRIL 2, 1980 IN BOOK 2133 AT PAGE 357 AND AMENDMENT AND SUPPLEMENT RECORDED OCTOBER 24, 1980 IN BOOK 2256 AT PAGE 506 AND MAP RECORDED ON APRIL 2, 1980 IN BOOK 16 AT PAGE 27, AMENDED JULY 7, 1980 IN BOOK 17 AT PAGE 20, AND AMENDED OCTOBER 24, 1980 IN BOOK 18 AT PAGE 10 AND AMENDED OCTOBER 29, 1980 IN BOOK 18 AT PAGE 16, COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE NO. 559, GARAGE SPACE NO. (N/A), AND STORAGE LOCKER NO. 11, IN BUILDING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 10150 E VIRGINIA AVE, 2204, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last

Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: 48182977

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000035 To Whom It May Concern: On 1/24/2025 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: SAFETIVI LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITADEL SERVICING CORPORATION DBA ACRA LENDING, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ATHENE ANNUITY AND LIFE COMPANY Date of Deed of Trust (DOT): 3/06/2023 Recorded Date of DOT: 3/07/2023 Reception No. of DOT: 2023018461 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$280,000.00 Outstanding Principal Amount as of the date hereof: \$278,893.59 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 28 AND 29, BLOCK 29, STRAYER & SHEPARDS PARK HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3015 QUEBEC STREET, DENVER, CO 80207 **NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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: 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 #: CO23845

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000037 To Whom It May Concern: On 1/24/2025 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: JESUS ROSALES CAMACHO and MARYCELA ROSALES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/05/2022 Recorded Date of DOT: 8/09/2022 Reception No. of DOT: 2022104156 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$530,219.00 Outstanding Principal Amount as of the date hereof: \$517,387.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 9, BLOCK 1, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4978 GRANBY 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 May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-033911

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000053 To Whom It May Concern: On 1/30/2025 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: KIM L ALIRE and RONALD D ALIRE, JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 8/27/2020 Recorded Date of DOT: 9/14/2020 Reception No. of DOT: 2020148057 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$182,800.00 Outstanding Principal Amount as of the date hereof: \$185,061.73 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 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 39 AND 40, BLOCK 5, FIRST ADDITION TO SOUTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2825 W BAYAUD AVENUE, DENVER, COLORADO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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-25-1005585-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000038 To Whom It May Concern: On 1/24/2025 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: FRANCES P. DURAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE COLT 2021-4 MORTGAGE LOAN TRUST, A NEW YORK COMMON LAW TRUST Date of Deed of Trust (DOT): 8/10/2021 Recorded Date of DOT: 8/11/2021 Reception No. of DOT: 2021151466 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$405,000.00 Outstanding Principal Amount as of the date hereof: \$405,000.00 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 3 THROUGH 6 INCLUSIVE, BLOCK 22, LOWREY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 10 SOUTH WINONA 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 May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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-25-1006430-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000047 To Whom It May Concern: On 1/30/2025 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 J. BOLDIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LOANDEPOT.COM, LLC Date of Deed of Trust (DOT): 10/06/2021 Recorded Date of DOT: 10/15/2021 Reception No. of DOT: 2021194321 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$207,000.00 Outstanding Principal Amount as of the date hereof: \$217,605.30 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 8, BLOCK 10, MONTBELLO NO.3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4833 TUCSON ST, DENVER, COLORADO 80239 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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 #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-25-1005679-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000041 To Whom It May Concern: On 1/27/2025 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: KATHRYN K VALDEZ and RAMON M VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/06/2014 Recorded Date of DOT: 10/07/2014 Reception No. of DOT: 2014121651 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$142,373.00 Outstanding Principal Amount as of the date hereof: \$152,242.07 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 5, BLOCK 14, CARLSON-MCCLELLAND-FREDERICKS GREEN ACRES FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1350 S BEACH CT, DENVER, CO 80219 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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 #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 17-016847

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000050 To Whom It May Concern: On 1/29/2025 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: MATTHEW R INGLES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST WESTERN TRUST BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/24/2020 Recorded Date of DOT: 12/01/2020 Reception No. of DOT: 2020199539 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$593,943.00 Outstanding Principal Amount as of the date hereof: \$529,728.54 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 19, BLOCK 6, LYNWOOD NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1898 S JASMINE ST, DENVER, CO 80224

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034052

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000057 To Whom It May Concern: On 1/31/2025 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: CLIFFORD GOLDBERG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR CELEBRITY HOME LOANS, LLC Current Holder of Evidence of Debt: FIFTH THIRD BANK N.A. Date of Deed of Trust (DOT): 8/13/2020 Recorded Date of DOT: 8/14/2020 Reception No. of DOT: 2020127505 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$427,500.00 Outstanding Principal Amount as of the date hereof: \$391,730.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1860 N WASHINGTON ST APT 209, DENVER, CO 80203-5515

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 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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: 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 #: 25CO00038-1

Exhibit A

CONDOMINIUM UNIT 209, SAINT LUKES LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON APRIL 15, 2002 AT RECEPTION NO. 2002070442 AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAINT LUKES LOFTS RECORDED ON APRIL 15, 2002 AT RECEPTION NO. 2002070441 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NO. 31, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000046 To Whom It May Concern: On 1/28/2025 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: G AND E, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: CAPITAL FUND I, LLC ISAOA Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 5/19/2023 Recorded Date of DOT: 5/23/2023 Reception No. of DOT: 2023046474 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$500,000.00 Outstanding Principal Amount as of the date hereof: \$500,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 33 THROUGH 36, INCLUSIVE, EXCEPT THE REAR 8 FEET OF SAID LOTS,,BLOCK 2,,CARSON,S COLFAX SUBDIVISION,,CITY AND COUNTY OF DENVER,,STATE OF COLORADO. Which has the address of 8282 E COLFAX AVE, 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 May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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: 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 #: 24CO00429-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000052 To Whom It May Concern: On 1/30/2025 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: DEBORAH L. SIEVING and DENNIS D. SIEVING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/05/2019 Recorded Date of DOT: 12/16/2019 Reception No. of DOT: 2019176249 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$266,500.00 Outstanding Principal Amount as of the date hereof: \$294,645.92 Pursuant to C.R.S. §38-38-101 (4) (i),

you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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: PART OF TRACT 57, GARFIELD HEIGHTS, NEW FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 57, 136 FEET SOUTH OF THE NORTHEAST CORNER OF TRACT 58; THENCE WEST 150 FEET; THENCE SOUTH 58.04 FEET; THENCE EAST 150 FEET; THENCE NORTH 58.04 FEET TO POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1333 SOUTH IRVING STREET, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010362317

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000029 To Whom It May Concern: On 1/23/2025 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: JOEL SUTTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/23/2016 Recorded Date of DOT: 1/03/2017 Reception No. of DOT: 2017000477 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,653.00 Outstanding Principal Amount as of the date hereof: \$203,544.38 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 14, BLOCK 4, DEER TRAIL FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4500 DILLON 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 May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 25-033930

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000033 To Whom It May Concern: On 1/23/2025 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: TERESA G. MURPHY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC Date of Deed of Trust (DOT): 12/16/2022 Recorded Date of DOT: 12/21/2022 Reception No. of DOT: 2022151096 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$242,970.00 Outstanding Principal Amount as of the date hereof: \$237,991.78 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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: LAND SITUATED IN THE CITY OF DENVER IN THE COUNTY OF DENVER IN THE STATE OF CO LOT 2, BLOCK 29, GUNNISON HEIGHTS. Which has the address of 1810 S YUMA ST, DENVER, CO 80223-3716 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 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010348605

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000024 To Whom It May Concern: On 1/22/2025 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: CHRISTOPHER K RUEFF Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE INC Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 4/24/2017 Recorded Date of DOT: 4/28/2017 Reception No. of DOT: 2017056516 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$204,500.00 Outstanding Principal Amount as of the date hereof: \$199,937.46 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 AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 61, HARVEY PARK ADDITION FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2580 S PERRY ST, DENVER, CO 80219 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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: 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 #: 24CO00362-2

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000023 To Whom It May Concern: On 1/22/2025 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: ROBYN EWERS AND SCOTT EWERS, WIFE AND HUSBAND AS JOINT TENANTS. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SPROUT MORTGAGE, LLC Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 3/04/2022 Recorded Date of DOT: 3/07/2022 Reception No. of DOT: 2022030533 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$980,800.00 Outstanding Principal Amount as of the date hereof: \$937,504.48 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO 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: LOT 30, BLOCK 47, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1010 W 39TH 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 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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: 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 #: CO240101

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000051 To Whom It May Concern: On 1/29/2025 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: BRIAN J DAVIES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 8/23/2017 Recorded Date of DOT: 8/24/2017 Reception No. of DOT: 2017111875 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,000.00 Outstanding Principal Amount as of the date hereof: \$125,119.06 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: CONDOMINIUM UNIT NO. 712, BUILDING NO. 7, THE TRAILS AT PARKFIELD, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE TRAILS AT PARKFIELD, RECORDED ON 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, RECORDED ON SEPTEMBER 20, 2002 AT RECEPTION NO. 2002166993 IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 712, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5255 MEMPHIS ST, UNIT 712, 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 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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-25-1006254-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000056 To Whom It May Concern: On 1/30/2025 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: JODY KENNEDY Original Beneficiary: PNC BANK, N.A. Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/19/2022 Recorded Date of DOT: 9/21/2022 Reception No. of DOT: 2022123191 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$310,500.00 Outstanding Principal Amount as of the date hereof: \$301,376.20 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 24, BLOCK 11, BURN'S BRENTWOOD SUBDIVISION, FILING NO. THREE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2235 S 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 May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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-25-1006597-LL

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00199

Division: Civil, Courtroom: 175

Public Notice is given on 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 SOFIA SHIRZADA be changed to SOFIA ZAMANI.

First Publication: March 28, 2025

Second Publication: April 4, 2025

Third Publication: April 11, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000013 To Whom It May Concern: On 1/14/2025 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: JAMES KORNSE Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 3/13/2024 Recorded Date of DOT: 3/21/2024 Reception No. of DOT: 2024023459 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$281,000.00 Outstanding Principal Amount as of the date hereof: \$281,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 73, BLOCK 5, FIRST CREEK FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5761 CEYLON ST, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 15, 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: 3/21/2025 Last Publication: 4/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/25/2025 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 #: 24CO00430-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000012 To Whom It May Concern: On 1/14/2025 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: DAVID C. KEENE and ELLIN OLIVER KEENE Original Beneficiary: CREDIT UNION OF COLORADO Current Holder of Evidence of Debt: CREDIT UNION OF COLORADO Date of Deed of Trust (DOT): 12/09/2019 Recorded Date of DOT: 12/13/2019 Reception No. of DOT: 2019175190 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$100,000.00 Outstanding Principal Amount as of the date hereof: \$93,049.94 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 11 AND 12, BLOCK 26, "BONNIE BRAE" BLOCKS 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34, AND 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 824 SOUTH MEDEA WAY, 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 May 15, 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: 3/21/2025 Last Publication: 4/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/25/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 824 SOUTH MEDEA WAY

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

District Court, Arapahoe County

Case No. 2025PR030256

**In the Matter of the Estate of
RONALD HUTT, Deceased.**

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

Wayne E. Vaden, Esq. (#21026)

SYDNEY C. MERRELL, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

Intermountain Jewish News

Legal Notices, April 11, 2025

www.ijn.com/legal-notices

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

(303) 377-2933 Voice

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

First Publication: March 28, 2025

Second Publication: April 4, 2025

Third Publication: April 11, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00195, Courtroom: 175

Public Notice is given on 3/21/25 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 JESSICA ANN DIEHL be changed to JESSICA ANN SHEA.

First Publication: March 28, 2025

Second Publication: April 4, 2025

Third Publication: April 11, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30065, Division: 3

In the Matter of the Estate of

WILLIAM TIMOTHY MEYER a/k/a WILLIAM TIMOTHY WAKEFORD MEYER a/k/a WILLIAM T. MEYER a/k/a WILLIAM MEYER, 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 28, 2025, or the claims may be forever barred.

TIMOTHY BRUCE MEYER

Personal Representative

c/o Miller & Law, P.C.

1900 W. Littleton Boulevard

Littleton, CO80120

KEVIN E. THWING, Esq. Atty. Reg. #: 36113

Attorney for the Personal Representative

Miller & Law, P.C.

1900 W. Littleton Boulevard

Littleton, CO 80120

Phone Number: 303-722-6500

FAX Number: 303-722-9270

E-mail: ket@millerandlaw.com

First Publication: March 28, 2025

Second Publication: April 4, 2025

Third Publication: April 11, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000025 To Whom It May Concern: On 1/22/2025 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: AMANDA ONEILL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR U.S. BANK N.A. Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/15/2005 Recorded Date of DOT: 7/28/2005 Reception No. of DOT: 2005126147 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$179,450.00 Outstanding Principal Amount as of the date hereof: \$130,715.74 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 1423 E 8TH AVE, DENVER, CO 80218

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010300507

LEGAL DESCRIPTION

CONDOMINIUM UNIT 5, HUMBOLDT HOUSE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED THE 3RD DAY OF APRIL 1998 AT RECEPTION NO. 9800050890 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 CONDOMINIUM DECLARATION FOR HUMBOLDT HOUSE CONDOMINIUMS, RECORDED ON THE 3RD DAY OF APRIL, 1998 AT RECEPTION NO. 9800050889, IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 3; STORAGE UNIT NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED ON JANUARY 14, 2025 AT RECEPITIO NO. 2025003321

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000068 To Whom It May Concern: On 2/05/2025 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: MAURICIO BANUELOS and GEORGANNE R. BANUELOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 9/30/2015 Recorded Date of DOT: 10/06/2015 Reception No. of DOT: 2015141252 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$160,332.00 Outstanding Principal Amount as of the date hereof: \$125,373.86 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 24 AND 25, BROTT'S SUBDIVISION OF BLOCK 9, SLOAN LAKE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1605 XAVIER 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 June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: 00000010360790

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000067 To Whom It May Concern: On 2/04/2025 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: POLLYANNA NORDSTRAND Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 8/12/2004 Recorded Date of DOT: 8/30/2004 Reception No. of DOT: 2004180118 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$154,990.00 Outstanding Principal Amount as of the date hereof: \$70,794.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF

TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 AND 36, BLOCK 18, KENSINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1255 ROSLYN STREET, DENVER, CO 80220

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: CO23075

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be Bonded for Certificate of Title by **Jerome W Seubert**, 8007 S Dover Street, Littleton, CO 80128.

Phone: (303) 961-0713

YEAR/MAKE/MODEL/TYPE/COLOR/VIN

1986 FORD MUSTANG HB BLUE 163257

Date of Publication: April 11, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30271

In the Matter of the Estate of

HUGH STEWART WEILY, a/k/a Hugh S. Weily, M.D and Corky Weily, 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 August 15, 2025, or the claims may be forever barred.

Dani Coplen & Reed Weily

Co-Personal Representatives

c/o Charles A. Miller

4500 E. Cherry Creek S. Dr. Suite 1080

Denver, CO 80246

CHARLES A. MILLER, Esq. Atty. Reg. #: 5841

Attorney for the Co-Personal Representatives

Miller & Urtz, LLC

4500 E. Cherry Creek S. Drive, Suite 1080

Denver, CO 80246

Phone Number: 303.861.1200

FAX Number: 303.830.0115

E-mail: cam@millerurtz.com

First Publication: April 11, 2025

Second Publication: April 18, 2025

Third Publication: April 25, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000069 To Whom It May Concern: On 2/05/2025 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: GABRIEL JASON KAATZ Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 1/25/2021 Recorded Date of DOT: 1/28/2021 Reception No. of DOT: 2021015340 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$151,500.00 Outstanding Principal Amount as of the date hereof: \$141,011.05 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 9241 EAST NASSAU AVENUE, DENVER, CO 80237. NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: 00000010358034

LEGAL DESCRIPTION

AN UNDIVIDED 1/280 INTEREST IN CHERRY CREEK TOWNHOUSES-(SECOND FILING), ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1964 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AS RECEPTION NO. 938729, WHICH PLAT BEARS THE TITLE "CHERRY CREEK TOWNHOUSES, (SECOND FILING)" EXCEPT ANY AIR SPACE ABOVE SUCH PROPERTY OTHER THAN THAT SPECIFICALLY CONVEYED HEREIN;

ALSO

ALL OF THAT SPACE WHICH LIES WITHIN THE INSIDE SPACE OR AREA WHICH LIES WITHIN THE INSIDE WALLS, FIRST FLOOR AND CEILING OF THE SECOND FLOOR OF CONDOMINIUM UNIT NO. 321, BUILDING NO. 47 AS SHOWN ON THE "CONDOMINIUM PLAT" OF CHERRY CREEK TOWNHOUSES-(SECOND FILING) RECORDED NOVEMBER 27, 1964 IN THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF DENVER, COLORADO AS RECEPTION NO. 939194 HEREINAFTER REFERRED TO AS THE "CONDOMINIUM PLAT", TOGETHER WITH EVERYTHING NOW OR HEREAFTER LOCATED IN SAID AREA;

ALSO

AN UNDIVIDED 1/7TH INTEREST IN AND TO BUILDING NO. 47 AS SHOWN IN THE "CONDOMINIUM PLAT"; TOGETHER WITH:

1. THE EXCLUSIVE RIGHT TO USE AND OCCUPY PATIO AREA NO. 321 P AS SHOWN ON THE "CONDOMINIUM PLAT" TOGETHER WITH THE RIGHT TO USE THE AIR SPACE OVER SUCH AREA;
2. THE EXCLUSIVE RIGHT TO USE AND OCCUPY CARPORT NO. 321 C AS SHOWN ON THE "CONDOMINIUM PLAT";
3. THE EXCLUSIVE RIGHT TO USE AND OCCUPY AIR SPACE IN THE ATTIC OF CONDOMINIUM UNIT NO. 321 OF BUILDING 47 AS SHOWN ON THE "CONDOMINIUM PLAT";
4. THE RIGHT TO USE COMMON ELEMENTS IN COMMON WITH OTHERS. SUBJECT HOWEVER, TO THE RESERVATIONS, EXCEPTIONS AND EXCLUSIONS CONTAIN IN THAT WARRANTY DEED OF JULY 20, 1965 CONVEY THE DESCRIBED PROPERTY TO GRANTOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

District Court, Arapahoe County

Case Number: 2025PR30268

NOTICE TO CREDITORS

In the Matter of the Estate of

PAUL LIVIES JONES, a/k/a PAUL L. JONES, a/k/a PAUL JONES, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe, County, Colorado on or before August 11, 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: April 11, 2025

Second Publication: April 18, 2025

Third Publication: April 25, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2024PR31421

In the Matter of the Estate of

MARY E. HAM a/k/a Mary Ham, 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 August 15, 2025, or the claims may be forever barred.

GREGORY JAY HAM

Personal Representative

c/o Charles A. Miller

4500 E. Cherry Creek S. Dr. Suite 1080

Denver, CO 80246

CHARLES A. MILLER, Esq. Atty. Reg. #: 5841

Attorney for the Personal Representative

Miller & Urtz, LLC

4500 E. Cherry Creek S. Drive, Suite 1080

Denver, CO 80246

Phone Number: 303.861.1200

FAX Number: 303.830.0115

E-mail: cam@millerurtz.com

First Publication: April 11, 2025

Second Publication: April 18, 2025

Third Publication: April 25, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000055 To Whom It May Concern: On 2/04/2025 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: FABIOLA VILLANUEVA-LOPEZ and CARLOS ARMENTA VILLADA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FLAGSTAR BANK, N.A. Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 3/24/2023 Recorded Date of DOT: 3/30/2023 Reception No. of DOT: 2023026274 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$265,000.00 Outstanding Principal Amount as of the date hereof: \$262,957.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST. 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: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS THEREON, LOCATED IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO DESCRIBED AS FOLLOWS: LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK THREE (3), LAKEVIEW WESTWOOD, CITY AND COUNTY OF DENVER, STATE OF COLORADO

TAX ID: 05184-25-002-000

NOTE: THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED.

BEING THAT PARCEL OF LAND CONVEYED TO CARLOS ARMENTA VILLADA FROM DONALD LEE BADGETT BY THAT DEED DATED 7/1/2013 AND RECORDED 7/2/2013 IN OFFICIAL RECORDS RECEPTION NO. 2013096312, OF THE PUBLIC RECORDS OF DENVER COUNTY, CO. Which has the address of 1070 S NEWTON ST., DENVER, CO 80219-3249

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 June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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: 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 #: CO240095

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

District Court, Arapahoe County

Case No. 25PR030246

Division: CLX, Courtroom: CLX

In the Matter of the Estate of

BRIAN K. RYDER, Deceased.

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

ROBERT J. HERCHER

Personal Representative

2679 W. Main St. 300-718

Littleton, CO 80120

Phone Number: 303-257-1321

E-mail: bob@rjhercher.com

First Publication: March 28, 2025

Second Publication: April 4, 2025

Third Publication: April 11, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000049 To Whom It May Concern: On 1/30/2025 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: TERRI E. JUNIUS Original Beneficiary: BOKF NA DBA BOK FINANCIAL MORTGAGE Current Holder of Evidence of Debt: BOKF, N.A. Date of Deed of Trust (DOT): 10/23/2020 Recorded Date of DOT: 10/28/2020 Reception No. of DOT: 2020178594 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$204,000.00 Outstanding Principal Amount as of the date hereof: \$188,582.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 9320 EAST CENTER AVE APT 8B, DENVER, COLORADO 80247

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 29, 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: 4/04/2025 Last Publication: 5/02/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/11/2025 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-25-1006805-LL

EXHIBIT A

PARCEL I:

AN UNDIVIDED 1/72ND INTEREST IN AND TO SAID BLOCK 19, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.

PARCEL II:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 8-B (FOR CONVENIENT REFERENCE NUMBERED AS UNIT NO. 1024), IN BUILDING NO. 59, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, ON THE 25TH DAY OF AUGUST 1967, IN CONDOMINIUM PLAT BOOK 1 AT PAGE 66.

PARCEL III:

AN UNDIVIDED 1/24TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED. TOGETHER WITH:

- 1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 272 IN PARKING LOT NO. 20 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
- 2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR CONDITIONERS OR OTHER APPLIANCES WITH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO, WITHOUT RIGHT OF GRANTEE HEREIN TO ENCLOSE SAID BALCONY OR OTHERWISE ALTER THE SAME WITHOUT THE CONSENT OF THE WINDSOR MANAGEMENT COMPANY OR ITS SUCCESSOR BOARD OF MANAGERS.
- 3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.
- 4) THE RIGHT TO USE STAIRS, HALLS, PASSAGEWAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
- 5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, ALL IN BLOCK 19, WINDSOR GARDENS EAST, FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000017 To Whom It May Concern: On 1/16/2025 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: JENNIE ESPINOZA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCREDITED HOME LENDERS, INC. Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SEIRIES 2005-AHL3 Date of Deed of Trust (DOT): 7/27/2005 Recorded Date of DOT: 8/22/2005 Reception No. of DOT: 2005142486 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$60,000.00 Outstanding Principal Amount as of the date hereof: \$36,510.16 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 AND THE NORTH 1/2 OF LOT 17, BLOCK 1, CABLE HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4109 SHOSHONE STREET, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 15, 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: 3/21/2025 Last Publication: 4/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 2/25/2025 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 #: 00000010348480

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000022 To Whom It May Concern: On 1/17/2025 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: YOLANDA KUO Original Beneficiary: CHASE BANK USA, N.A. Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4 Date of Deed of Trust (DOT): 1/24/2007 Recorded Date of DOT: 2/16/2007 Reception No. of DOT: 2007027669 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$262,500.00 Outstanding Principal Amount as of the date hereof: \$198,416.73 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 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 43 AND 44, AND THE NORTH 1/2 OF LOT 42, BLOCK 103, BYERS EAST SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 323 S PENNSYLVANIA STREET, 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 May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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-25-1005789-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000032 To Whom It May Concern: On 1/23/2025 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: MARVIN G. CUSHENBERRY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: MSR ASSET VEHICLE LLC Date of Deed of Trust (DOT): 6/03/2021 Recorded Date of DOT: 6/14/2021 Reception No. of DOT: 2021111078 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$343,620.00 Outstanding Principal Amount as of the date hereof: \$320,755.76 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 SOUTH 20 FEET OF LOT 3, AND THE NORTH 40 FEET OF LOT 4, BLOCK 7, HONEYMOON MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3670 PONTIAC STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010355071

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 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000026 To Whom It May Concern: On 1/22/2025 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: PAULA G WARD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: ROUNDPOINT MORTGAGE SERVICING LLC Date of Deed of Trust (DOT): 9/13/2021 Recorded Date of DOT: 9/17/2021 Reception No. of DOT: 2021177966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$299,000.00 Outstanding Principal Amount as of the date hereof: \$281,639.48 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 116, THE PROMONTORY (A CONDOMINIUM), IN ACCORDANCE WITH THE DECLARATION RECORDED AUGUST 5, 1980 IN BOOK 2203 AT PAGE 79, AND CONDOMINIUM MAP RECORDED AUGUST 5, 1980 IN BOOK 17 AT PAGE 28 AND AMENDED SEPTEMBER 4, 1980 IN BOOK 17 AT PAGE 74 AND SECOND AMENDMENT RECORDED RECORDED DECEMBER 29, 1988 AT RECEPTION NO. 346361, OF THE DENVER COUNTY, STATE OF COLORADO RECORDS, TOGETHER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7000 E QUINCY AVE #116, 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 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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: 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 #: 24CO00586-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000027 To Whom It May Concern: On 1/22/2025 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: GOODHUE QPR TRUST I Original Beneficiary: PINETREE PARTNERS LENDING, LLC, A COLORADO LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: PINETREE PARTNERS LENDING, LLC, A COLORADO LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 10/16/2023 Recorded Date of DOT: 10/17/2023 Reception No. of DOT: 2023099973 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$300,000.00 Outstanding Principal Amount as of the date hereof: \$300,000.00 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: LOTS 47 AND 48, BLOCK 4, STEBBINS HEIGHTS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1101 SOUTH DOWNING STREET, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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: 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 #: 27120.0005

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000060 To Whom It May Concern: On 1/31/2025 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: MARY ALVI MALAZO MONZON Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/05/2011 Recorded Date of DOT: 12/12/2011 Reception No. of DOT: 2011140341 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$158,800.00 Outstanding Principal Amount as of the date hereof: \$113,085.15 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: BUILDING J, CONDOMINIUM UNIT NO. 82, PARKWAY TOWNHOME CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATIONS FOR PARKWAY TOWNHOMES CONDOMINIUM ASSOCIATION, INC. RECORDED ON MARCH 29, 2000 AS RECEPTION NO. 2000043686 AND THE CONDOMINIUM MAP RECORDED ON MARCH 29, 2000, AS RECEPTION NO. 2000043691 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 1150 INCA ST APT 82, DENVER, COLORADO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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: 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-25-1007375-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000020 To Whom It May Concern: On 1/17/2025 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: THE WRIGHT PROPERTIES, LLC Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDINGONE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BINOM SECURITIZATION TRUST 2022-INV1 Date of Deed of Trust (DOT): 6/06/2022 Recorded Date of DOT: 7/05/2022 Reception No. of DOT: 2022090377 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$373,750.00 Outstanding Principal Amount as of the date hereof: \$363,463.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 17 AND 18, BLOCK 41, SOUTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2946 WEST PARK PLACE, DENVER, CO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 24-032569

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000031 To Whom It May Concern: On 1/23/2025 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: RENITA L. WILLIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVBANK, SB Date of Deed of Trust (DOT): 2/10/2020 Recorded Date of DOT: 2/18/2020 Reception No. of DOT: 2020023345 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$252,913.00 Outstanding Principal Amount as of the date hereof: \$232,986.83 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 11, BLOCK 9, MONTBELLO NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 13092 E 47TH AVE, 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 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO24099

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. 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. 2025-000010 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. 2025-000034 To Whom It May Concern: On 1/23/2025 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: BRENDA Y AERTS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: BOKF, N.A. Date of Deed of Trust (DOT): 1/11/2021 Recorded Date of DOT: 1/15/2021 Reception No. of DOT: 2021008154 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$447,000.00 Outstanding Principal Amount as of the date hereof: \$417,864.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 7 AND 8, BLOCK 1, FINCH AND IVES ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4670 ALCOTT ST, DENVER, COLORADO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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-25-1005578-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000030 To Whom It May Concern: On 1/23/2025 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: PAULINE H. M. SPAHN 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): 11/15/2022 Recorded Date of DOT: 11/22/2022 Reception No. of DOT: 2022143801 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$774,000.00 Outstanding Principal Amount as of the date hereof: \$327,143.91 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 PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR PAY HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THE REAL PROPERTY, TOGETHER WITH ANY IMPROVEMENTS THEREON, LOCATED IN THE COUNTY OF DENVER AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT TWENTY-ONE (21) BLOCK TWENTY (20) HARVEY PARK ADDITION, FILING NO. 1. Which has the address of 2081 S LOWELL BOULEVARD, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of May 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033834

Public Notice
Two L's Recovery, LLP
1370 Simms St., Lakewood
720-900-5389 Is seeking title to:

YEAR/MAKE/MODEL	VIN #
29 Henderson KJ	J29653
58 Chevy Apache	138688
64 Dodge Power Wagon	335506
98 Kaufman Trailer	001384
10 Subaru Outback	341344
16 Dodge Ram	132111

Date of Publication: April 11, 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

Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000019 To Whom It May Concern: On 1/22/2025 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: MICHAEL G. LONIGRO AND SHARON S LONIGRO, AS JOINT TENANTS Original Beneficiary: WELLS FARGO BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/20/2018 Recorded Date of DOT: 5/16/2018 Reception No. of DOT: 2018057897 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,662,600.00 Outstanding Principal Amount as of the date hereof: \$472,009.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: A PORTION OF LOT 1, BLOCK 14, STAPLETON FILING NO.9, BEING KNOWN AS PARCEL E, ACCORDING TO THE LAND SURVEY PLAT RECORDED MAY 18, 2006 AT RECEPTION NO. 2006079257, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

MORE PROPERTY DESCRIBED AS:

PART OF LOT 1, BLOCK 14, STAPLETON FILING NO. 9, RECORDED DECEMBER 6, 2003, AT RECEPTION NUMBER 2003259580, ALSO BRING PART OF PARCEL 2 AS DESCRIBED IN THE LAND SURVEY PLAT RECORDED FEBRUARY 13, 2005, AT RECEPTION NUMBER 2005029976 IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 90 DEGREES 00' 00" W A DISTANCE OF 36.10 FEET; THENCE S 90 DEGREES 00' 00" W A DISTANCE OF 2.00 FEET; THENCE N 00 DEGREES 00' 00"E A DISTANCE OF 5.98 FEET; THENCE N 90 DEGREES 00' 00"W A DISTANCE OF 1.50 FEET; THENCE N00 DEGREES00'00"E A DISTANCE OF 26.02 FEET; THENCE S 90 DEGREES 00' 00" E A DISTANCE OF 7.00 FEET; THENCE N 00 DEGREES 00' 00"E A DISTANCE OF 17.90 FEET; THENCE S 90 DEGREES 00' 00" E A DISTANCE OF 26.42 FEET; THENCE S 00 DEGREES 00' 00" E A DISTANCE OF 88.00 FEET; THENCE S 90 DEGREES 00' 00" W A DISTANCE OF 29.92 FEET TO THE POINT OF BEGINNING,CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7771 E 29TH AVE., DENVER, CO 80238

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 22, 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: 3/28/2025 Last Publication: 4/25/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/04/2025 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: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10429 DOUGLAS W. BROWN, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E. PRENTICE AVENUE, SUITE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: 303-329-3363 Attorney File #: 3942-100

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000064 To Whom It May Concern: On 2/04/2025 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: MARC A. TUZEL AND DEBORAH K. TUZEL, AS JOINT TENANTS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PROSPERITY HOME MORTGAGE, LLC Current Holder of Evidence of Debt: REGIONS BANK DBA REGIONS MORTGAGE Date of Deed of Trust (DOT): 4/08/2022 Recorded Date of DOT: 4/11/2022 Reception No. of DOT: 2022049227 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$238,000.00 Outstanding Principal Amount as of the date hereof: \$229,974.43 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: MARC A. TUZEL AND DEBORAH K. TUZEL, AS JOINT TENANTS FAILED 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. 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: CONDOMINIUM UNIT 204, TOWNE SQUARE LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED SEPTEMBER 4, 2002 AT RECEPTION NO. 2002152829, 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 TOWNE SQUARE LOFTS, RECORDED SEPTEMBER 24, 2001 AT RECEPTION NO.

2001161142, IN SAID RECORDS, AMENDED, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE 39, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15475 ANDREWS DRIVE UNIT 204, 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 June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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: 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 #: CO250003

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000070 To Whom It May Concern: On 2/06/2025 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: RYAN WHIMPEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING Current Holder of Evidence of Debt: METROPOLITAN LIFE INSURANCE COMPANY Date of Deed of Trust (DOT): 8/22/2022 Recorded Date of DOT: 8/29/2022 Reception No. of DOT: 2022114701 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$493,600.00 Outstanding Principal Amount as of the date hereof: \$486,717.36 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 209 KALAMATH ST #29, 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 June 5, 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: 4/11/2025 Last Publication: 5/09/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/18/2025 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 #: 00000010150811

LEGAL DESCRIPTION

UNIT 29, BOLT FACTORY LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON OCTOBER 16, 2015 AT RECEPTION NO. 2015150475, 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 BOLT FACTORY LOFTS, RECORDED ON DECEMBER 21, 2007 AT RECEPTION NO. 2007194233, AND ELEVENTH AMENDMENT RECORDED OCTOBER 26, 2015 AT RECEPTION NO. 2015150474 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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 #
2001 Honda VT Shadow	501998
2000 Chevrolet Silverado	142390
1992 Nissan Pickup	376658
2011 Buick LaCrosse	122030
2011 Nissan Juke	027645
2012 Kia Optima	002380
2010 Ford Crown Victoria	119288
1989 Chevrolet GMT-400	183452

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2006 Mercedes C-Class	811303
1996 Superior Trailer	241007
2015 Landmark Trailer	010056
2009 Ford Focus	237070
2018 Nissan Versa	851130
2009 Toyota Camry	343686
2001 Ducati 750ss	004470

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Public Notice for vehicles to be sold by Majestic Towing

Year/Make/Model	Vin #
2012 Mercedes C300 -	198107

Majestic Towing
POBox 33143
Denver, CO80233
720-775-2702

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

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

YEAR/MAKE/MODEL	VIN #
2003 MITSUBISHI ECLIPSE	174305
2011 CHEVROLET EQUINOX	340558
1999 HONDA CR-V	002120
1995 SATURN SL2	293048
2014 FORD FOCUS	204954
2018 BMW 328D	E97319
2003 CHEVROLET TRAILBLAZER	398900

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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 #
2024 MIRAGE XPRES	631284
1998 CADILLAC DEVILLE	769692
2013 VOLKSWAGEN PASSAT	054757
2016 MAZDA 3	320303
2005 VOLVO V50	078830
1997 HONDA CIVIC	137799
2001 BMW 325i	T40098
2006 HONDA CIVIC	008859

1987 CHEVROLET BLAZER	109213
1982 YAMAHA XJ550	020182
1991 HONDA CIVIC	000578
2007 MERCEDES-BENZ CLK 350	079727
1995 GMC SONOMA	515955
1982 CADILLAC SEVILLE	508337
2011 BMW 320i	654934
2011 HYUNDAI SONATA	146121
2015 FORD FIESTA	111398
2019 SUBARU IMPREZA	725175
1999 HONDA CIVIC	037112
2001 PONTIAC GRAND AM	196203
2001 GMC SIERRA	125534
2018 NEXHAUL TRAILER	016133
2012 NISSAN ALTIMA	523419
2011 KIA SOUL	237721
2006 SCION TC	065297
2013 HYUNDAI ACCENT	329699
1972 PONTIAC BONNEVILLE	124678
2003 YAMAHA XV565/A	049520
2015 CHEVROLET SONIC	175564
2012 CHRYSLER TOWN & COUNTRY	320663
2007 GMC YUKON	390410
1999 DODGE DURANGO	635622
1998 SUBARU OUTBACK	805065
2011 MERCEDES-BENZ C300	181873
2014 TOYOTA 4RUNNER	150989
2007 BUICK LUCERNE	147201
2003 LAND ROVER DISCOVERY	825143
2013 NISSAN ROGUE	600439
2001 FORD F250	C78657
2009 FORD EXPLORER	A11020

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