

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

Denver Probate Court

Case No. 2025PR30569

In the Matter of the Estate of

BARRY HERMAN, 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 September 9, 2025, or the claims may be forever barred.

Julia Diane Burns

Personal Representative

c/o Michael L. Gilbert, Esq.

501 South Cherry Street, Suite 660

Glendale, CO 80246

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

Attorney for the Estatee

501 South Cherry Street, Suite 660

Glendale, CO 80246

Phone Number: 303-320-4580

FAX Number: 303-320-0648

E-mail: mgilllaw@msn.com

First Publication: May 9, 2025

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Third Publication: May 23, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000080 To Whom It May Concern: On 2/14/2025 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: PLP HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: IFP FUND I LLC Current Holder of Evidence of Debt: EF MORTGAGE LLC Date of Deed of Trust (DOT): 11/21/2023 Recorded Date of DOT: 11/22/2023 Reception No. of DOT: 2023111370 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,148,787.00 Outstanding Principal Amount as of the date hereof: \$1,887,837.00 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: BORROWER'S 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: A PORTION OF LOTS 11 & 12, BLOCK 8, BURLINGTON CAPITOL HILL ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE RANGE POINT IN EAST 1ST AVENUE AND NORTH HARRISON STREET, THENCE NORTH 45°16'40" WEST, A DISTANCE OF 28.31 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE NORTH 00°20'22" WEST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING; THENCE SOUTH 89°47'01" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 125.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00°19'34" WEST ALONG THE WEST LINE OF SAID LOTS 11 & 12, A DISTANCE OF 26.14 FEET; THENCE NORTH 89°41'08" EAST, A DISTANCE OF 125.17 FEET TO THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00°20'22" EAST ALONG THE EAST LINE OF SAID LOTS 11 & 12, A DISTANCE OF 26.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 115 HARRISON 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 June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: 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 #: CO24001

**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 #
2008 LINCOLN MKZ	645090
2007 BMW X3	F15992
2022 LANCE CARBO	002233
2017 TAOTAO ATM50-A	012126
2020 TAOTAO GALAXY	000955
2007 MERCEDES BENZ ML350	176282
1991 CHEVROLET S10	174599
2013 CHEVROLET EQUINOX	400779
2003 VOLVO S60	258764
2001 BUICK CENTURY	310948
2006 SCION XB	081140
2016 ENCLOSED TRAILER	384936
2013 LINCOLN MKT	L53488
1999 PONTIAC GRAND AM	777581
2000 Audi A6	087232

Date of Publication: May 9, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000114 To Whom It May Concern: On 3/03/2025 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: THELMA E MEISTER Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OSAT TRUST 2021-1 Date of Deed of Trust (DOT): 5/24/2013 Recorded Date of DOT: 5/31/2013 Reception No.of DOT: 2013078368 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$127,550.00 Outstanding Principal Amount as of the date hereof: \$92,658.18 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 1 AND 2, BLOCK 47, SECOND FILING OF A PORTION OF HIGHLAND PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3102 W 36TH 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: 00000010389054

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000108 To Whom It May Concern: On 3/03/2025 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: CEDRIC HENRY Original Beneficiary: HABITAT FOR HUMANITY OF METRO DENVER, INC. Current Holder of Evidence of Debt: HABITAT FOR HUMANITY OF METRO DENVER, INC. Date of Deed of Trust (DOT): 5/02/2008 Recorded Date of DOT: 5/07/2008 Reception No.of DOT: 2008063350 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$104,500.00 Outstanding Principal

Amount as of the date hereof: \$76,478.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, AND OTHER VIOLATIONS OF THE NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 5, BLOCK 20, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1162 KALAMATH STREET, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: 211668-10193

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000115 To Whom It May Concern: On 3/03/2025 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: HECTOR NAHUM CARRILLO-OLGUIN and LETICIA VANESSA GUTIERREZ-CARRILLO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BOKF, NA DBA BOK FINANCIAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 3/08/2022 Recorded Date of DOT: 3/09/2022 Reception No. of DOT: 2022033414 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$431,511.00 Outstanding Principal Amount as of the date hereof: \$412,613.62 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 18 AND THE EASTERLY 20 FEET OF LOT 19, BLOCK 13, VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1470 WEST BYERS PLACE, 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: 24-032030

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000111 To Whom It May Concern: On 2/28/2025 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: JOY S. BLOOM Original Beneficiary: GENERATION MORGAGTE COMPANY Current Holder of Evidence of Debt: MORTGAGE ASSETS MANAGEMENT, LLC Date of Deed of Trust (DOT): 5/20/2009 Recorded Date of DOT: 6/09/2009 Reception No. of DOT: 2009071472 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$832,500.00 Outstanding Principal Amount as of the date hereof: \$709,661.66 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY TAX AND/OR INSURANCE PAYMENTS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE WEST 70 FEET OF LOTS 1 TO 5, BLOCK 6, DOWNINGTON, EXCEPT THE NORTH 25 FEET OF LOT 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5806 MONTVIEW BLVD., DENVER, COLORADO 80207-3924

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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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-25-1008899-LI

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000125 To Whom It May Concern: On 3/06/2025 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: DALE SCHUMACHER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 5/24/2019 Recorded Date of DOT: 5/29/2019 Reception No. of DOT: 2019064966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$315,000.00 Outstanding Principal Amount as of the date hereof: \$316,448.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 11, BLOCK 4, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5022 SCRANTON 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: CO21235

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000113 To Whom It May Concern: On 3/03/2025 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: JOCELYN ALPAUGH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/30/2012 Recorded Date of DOT: 8/07/2012 Reception No. of DOT: 2012104631 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$247,500.00 Outstanding Principal Amount as of the date hereof: \$175,315.92 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: LOT 20 AND THE NORTH 2/3 OF LOT 19, BLOCK 22, CHEESEMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3317 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: 00000010381028

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **JK One Automotive, Inc.**, 1180 South Chambers Road, Aurora, CO 80017.

Phone: (303) 751-6790.

YEAR/MAKE/MODEL/TYPER/COLOR VIN
2017 FORD ESCAPE UP GRAY D07348

Date of Publication: May 9, 2025

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Larry H. Miller Chrysler Dodge Ram Fiat Denver**, 2727 S Havana St., Denver, CO 80014.

Phone: (303) 636-2500.

YEAR/MAKE/MODEL/TYPER/COLOR VIN
2023 JEEP GRAND CHEROKEE UP BLACK 540591

Date of Publication: May 9, 2025

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Empire Lakewood Nissan**, 14707 W Colfax Ave., Lakewood, CO 80401.

Phone: (303) 232-8881.

YEAR/MAKE/MODEL/TYPER/COLOR VIN
2021 NISSAN ALTIMA SD WHITE 420509

Date of Publication: May 9, 2025

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Mercedes-Benz of Littleton**, 8070 South Broadway, Littleton, CO 80122.

Phone: (303) 738-7700.

YEAR/MAKE/MODEL/TYPER/COLOR VIN
2021 FREIGHTLINER SPRINTER VAN WHITE 062321

Date of Publication: May 9, 2025

Published: Intermountain Jewish News

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

District Court, Weld County

Case Number: 2022PR30555

In the Matter of the Estate of

RICKEY DEAN GEHRIG, 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 Weld, County, Colorado, on or before September 9, 2025, or the claims may be forever barred.

JULIA GEHRIG

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 730

Denver CO 80202

John A.M. Ferguson Jr. #52363

Hold Fast Legal LLC

For Julia Gehrig

1999 Broadway Ste 730

Denver CO 80202

303-285-1080

john.ferguson@holdfastlegal.com

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Published: Intermountain Jewish News

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. 2025-000100 To Whom It May Concern: On 3/04/2025 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: ANDREA SANDERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/12/2020 Recorded Date of DOT: 2/20/2020 Reception No. of DOT: 2020025224 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$179,000.00 Outstanding Principal Amount as of the date hereof: \$175,766.43 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: 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 6846 E ARCHER DR, DENVER, COLORADO 80230

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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-25-1008211-LL

EXHIBIT A

PARCEL 1:

SOLELY THE **LEASEHOLD INTEREST** LOCATED UPON THAT PARCEL OF LAND COMMONLY KNOWN AS 6846 E ARCHER DRIVE, LEGAL DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 1, BOULEVARD ONE FILING NO. 4, LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, FROM WHICH THE WEST LINE OF SAID LOT 1 BEARS NORTH 00°00'29" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE NORTH 47°41'37" EAST, 101.73 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°11'29" WEST, 4.82 FEET; THENCE SOUTH 89°27'45" WEST, 7.64 FEET;

THENCE NORTH 00°03'36" WEST, 34.67 FEET; THENCE NORTH 89°20'52" EAST, 7.11 FEET;

THENCE NORTH 00°26'08" EAST, 4.71 FEET; THENCE NORTH 89°47'38" EAST, 14.68 FEET;

THENCE SOUTH 00°00'04" EAST, 4.85 FEET; THENCE SOUTH 89°59'56" WEST, 0.87 FEET TO THE CENTER OF A PARTY WALL; THENCE ALONG SAID PARTY WALL, SOUTH

00°00'00" WEST, 34.58 FEET; THENCE DEPARTING SAID PARTY WALL, SOUTH 89°56'20" EAST, 0.45 FEET;

THENCE SOUTH 00°03'40" WEST, 4.91 FEET; THENCE NORTH 89°41'13" WEST, 13.72 FEET TO THE **POINT**

OF BEGINNING, ACCORDING TO THE IMPROVEMENT SURVEY PLAT RECORDED JANUARY 21, 2020 AT RECEPTION NO. 2020008196, AND THE

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOULEVARD ONE TOWNHOMES AT LOWRY RECORDED DECEMBER 16, 2019 AT RECEPTION NO. 2019175740, AND SUBJECT TO THE LAND LEASE RECORDED ON 2/14/2020 AT RECEPTION# 2020022335 ALL IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

SOLELY THE **IMPROVEMENTS** LOCATED UPON THAT PARCEL OF LAND COMMONLY KNOWN AS 6846 E ARCHER DRIVE, LEGAL DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 1, BOULEVARD ONE FILING NO. 4, LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, FROM WHICH THE WEST LINE OF SAID LOT 1 BEARS NORTH 00°00'29" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE NORTH 47°41'37" EAST, 101.73 FEET TO THE **POINT OF BEGINNING**;
THENCE NORTH 00°11'29" WEST, 4.82 FEET; THENCE SOUTH 89°27'45" WEST, 7.64 FEET;
THENCE NORTH 00°03'36" WEST, 34.67 FEET; THENCE NORTH 89°20'52" EAST, 7.11 FEET;
THENCE NORTH 00°26'08" EAST, 4.71 FEET; THENCE NORTH 89°47'38" EAST, 14.68 FEET;
THENCE SOUTH 00°00'04" EAST, 4.85 FEET; THENCE SOUTH 89°59'56" WEST, 0.87 FEET TO THE CENTER
OF A PARTY WALL; THENCE ALONG SAID PARTY WALL, SOUTH 00°00'00" WEST, 34.58 FEET; THENCE
DEPARTING SAID PARTY WALL, SOUTH 89°56'20" EAST, 0.45 FEET; THENCE SOUTH 00°03'40" WEST, 4.91
FEET; THENCE NORTH 89°41'13" WEST, 13.72 FEET TO THE **POINT OF BEGINNING**, ACCORDING TO THE
IMPROVEMENT SURVEY PLAT RECORDED JANUARY 21, 2020 AT RECEPTION NO. 2020008196, AND THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOULEVARD ONE TOWNHOMES
AT LOWRY RECORDED DECEMBER 16, 2019 AT RECEPTION NO. 2019175740, AND SUBJECT TO THE LAND
LEASE RECORDED ON 2/14/2020 AT RECEPTION# 2020022335 ALL IN THE RECORDS OF THE CLERK AND
RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED FROM TIME TO TIME.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000119 To Whom It May Concern: On 3/05/2025 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: JULIA NAJERA and CHRISTOPHER PORFIRIO PALMERIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ARC HOME LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/31/2021 Recorded Date of DOT: 4/02/2021 Reception No. of DOT: 2021061438 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$382,936.00 Outstanding Principal Amount as of the date hereof: \$359,399.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 19, BLOCK 7, MONTBELLO NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5542 SABLE 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: CO24390

SHERIFF'S NOTICE OF SALE OF REAL PROPERTY

To whom it may concern: This Notice is given with regard to the following described Deed of Trust:
Denver County Sheriffs Foreclosure Sale No. 25002385 was commenced on March 10th, 2025 in the office of the undersigned County Sheriff relating to the Deed of Trust described below:

Coming Again, Coming Soon, Inc. Original Grantor(s)

World Business Lenders, LLC Original Beneficiary

WBL SPO II, LLC Current Holder of Evidence of Debt

March 11, 2020 Date of Deed of Trust

Denver County of Recording

March 16, 2020 Recording Date of Deed of Trust:

At Reception No. 2020038520 Recording Information

Receipt No. and/or Book No. and Page No.

\$80,000.00 Original Principal Balance

\$46,880.86 Outstanding Principal Balance

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: 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.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

LOT 1, BLOCK 11, GREEN VALLEY RANCH FILING NUMBER 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

WHICH HAS THE ADDRESS OF 19809 East 41st Avenue, Denver, CO 80249

NOTICE OF SALE

The current Holder of the Evidence of Debt secured by the Deed of Trust described herein, has filed written election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public action at 10:00a.m on July 3rd, 2025 at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder, the said real property and all interest of the 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.

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

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Roy Line

The name, business address and business telephone number of the attorneys representing the legal holder of the indebtedness are:

David A. Shore, Attorney Reg. No. 19973

Hellerstein and Shore, P. C., 5347 S. Valentia Way, Suite 100, Greenwood Village, CO 80111 (303) 573-1080

THE ATTORNEYS ABOVE ARE ACTING AS A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION PROVIDED MAY BE USED FOR THAT PURPOSE

First Publication: May 9, 2025

Last Publication: June 6, 2025

Name of Publication: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000124 To Whom It May Concern: On 3/06/2025 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: ZAC DEBRUN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 12/15/2021 Recorded Date of DOT: 12/16/2021 Reception No. of DOT: 2021229757 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$370,405.00 Outstanding Principal Amount as of the date hereof: \$344,796.31 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 COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTHERLY 17.70 FEET OF THE SOUTHERLY 71.35 FEET OF LOTS 15 AND 16, BLOCK 3, PEABODY'S SUBDIVISION OF BLOCK 3 OF BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 510 CHEROKEE ST, 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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-25-1009042-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000116 To Whom It May Concern: On 3/03/2025 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: JOHN TREY MCCAVIT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC Date of Deed of Trust (DOT): 6/21/2021 Recorded Date of DOT: 7/13/2021 Reception No. of DOT: 2021132127 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$674,000.00 Outstanding Principal Amount as of the date hereof: \$621,241.05 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 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: LAND SITUATED IN THE CITY OF DENVER IN THE COUNTY OF DENVER IN THE STATE OF CO PARCEL 1 AS SHOWN ON LAND SURVEY PLAT RECORDED APRIL 5, 2012 AT RECEPTION NO. 2012044953, BEING A PORTION OF LOTS 1 THROUGH 4, BLOCK 3, STAPLETON, FILING NO. 19. Which has the address of 3565 BEELER CT, DENVER, CO 80238-3489

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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: 25-034214

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00432

Division: Civil, Courtroom: 186

Public Notice is given on 5/5/25 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 JOSHUA THOMAS TITUS be changed to JOSHUA TITUS McNEIL.

First Publication: May 9, 2025

Second Publication: May 16, 2025

Third Publication: May 23, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR030398

Estate of Decedent

Edward Alan Rollinger, aka

Alan Rollinger, aka E. Alan Rollinger, 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 September 9, 2025 or the claims may be forever barred.

Jason B. Rollinger

Personal Representative

c/o Gil B. Rosenthal, Esq.

2001 16th Street, Suite 1800

Denver, CO 80202

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

Attorney for the Personal Representative

Kutak Rock LLP

2001 16th Street, Suite 1800

Denver, CO 80202

Phone Number: 303-297-2400

FAX Number: 303-292-7799

E-mail: gil.rosenthal@kutakrock.com

First Publication: May 9, 2025

Second Publication: May 16, 2025

Third Publication: May 23, 2025

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: THE OAK PARK CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation,

Defendants: DIEGO CACIQUE; HERLINDA CACIQUE; SPECIALIZED LOAN SERVICING, LLC; and PAUL D.

LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY

Case Number: 2024CV030927

SHERIFF'S NOTICE OF SALE

Under an Order for Default Judgment and Decree of Foreclosure and Amended Order for Default Judgment and Decree of Foreclosure issued on February 27, 2025 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee(s) Diego Cacique & Herlinda Cacique

Original Lienor The Oak Park Condominiums Association, Inc.

Current Holder of the evidence of debt The Oak Park Condominiums Association, Inc.

Date of Lien being foreclosed February 28, 2020

Date of Recording of Lien being foreclosed March 2, 2020

County of Recording Denver

Recording Information 2020029982

Original Principal Balance of the secured indebtedness \$1,589.63

Outstanding Principal Balance of the secured indebtedness as of the date hereof ¹ \$18,991.66

Amount of Default Judgment \$15,272.17

Description of property to be foreclosed:

Condominium Unit 108, Building 10, Oak Park Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums, recorded April 2, 1980 in Book 2133 at Page 357 and Amendment and Supplement recorded October 24, 1980 in Book 2256 at Page 506 and Map recorded April 2, 1980 in Book 16 at Page 27, and amended July 7, 1980 in Book 17 at Page 20, and amended October 24, 1980 in Book 18 at Page 10 and amended October 29, 1980 in Book 18 at Page 16. Together with the right to the exclusive use of parking space(s) no. 250, in Building No. 10, City and County of Denver, State of Colorado.

Also known as: 10150 East Virginia Avenue, #10-108, Denver, CO 80247

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on June 26th, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202 to sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

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

NOTICE OF RIGHTS

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

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

Stephane R. Dupont

The Dupont Law Firm, LLC

PO Box 1073

Castle Rock, CO 80104

(720) 644-6115

sdupont@dupontlawco.com

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

Date: April 2nd, 2025.

Elias Diggins, Sheriff Denver COUNTY, COLORADO

By: Deputy Sheriff Sergeant R. Line

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.

¹ This amount does not constitute a payoff balance on the account as it does not include fees and costs incurred to release liens and other charges that may come due. Please contact the Plaintiff's attorney or submit a Notice of Intent to Cure for a payoff balance.

Attorneys for Plaintiff:

THE DUPONT LAW FIRM, LLC

Stephane R. Dupont, #39425

Address: PO Box 1073

Castle Rock, CO 80104

Phone Number: (720) 644-6115

First Publication: May 2, 2025

Last Publication: May 30, 2025

Name of Publication: The Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25CV114, Courtroom: 320

Public Notice is given that a Petition for a Change of Name of an Adult has been filed with the **DENVER DISTRICT** Court on February 6, 2025.

The Petition requests that the name of martha lee goodrum be changed to MARTHA LEE WOOD.

Clerk of the Court

First Publication: May 9, 2025

Second Publication: May 16, 2025

Third Publication: May 23, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25CV31444, Courtroom: 320

Public Notice is given that a Petition for a Change of Name of an Adult has been filed with the **DENVER DISTRICT** Court on April 21, 2025.

The Petition requests that the name of MERVIN LAMAR TALBERT II, a/k/a M. LAMAR TALBERT II A/K/A lamar talbert II be changed to LAMAR TALBERT.

Clerk of the Court

First Publication: May 2, 2025

Second Publication: May 9, 2025

Third Publication: May 16, 2025

Published: Intermountain Jewish News

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

District Court Adams, County

Case Number: 2024PR30382

In the Matter of the Estate of

MARVIN M. ADER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Adams, County, Colorado, on or before August 25, 2025, or the claims may be forever barred.

Cathy Ader

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 730

Denver CO 80202

John A.M. Ferguson Jr. #52363

Hold Fast Legal LLC

For Cathy Ader

1999 Broadway Ste 730

Denver CO 80202

303-285-1080

john.ferguson@holdfastlegal.com

First Publication: April 25, 2025

Second Publication: May 2, 2025

Third Publication: May 9, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000077 To Whom It May Concern: On 2/10/2025 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: THOMAS B. WELBORN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINIEE FOR DITECH FINANCIAL 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): 1/20/2017 Recorded Date of DOT: 2/01/2017 Reception No.of DOT: 2017013421** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$80,000.00 Outstanding Principal Amount as of the date hereof: \$68,642.87 Pursuant to C.R.S. §38-38-101 (4) (i),

you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 704, BUILDING 1, THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. II, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAZA DE MONACO TOWERS CONDOMINIUM, PHASE I, RECORDED ON FEBRUARY 22, 1980 IN BOOK 2110, PAGE 76 AND THE FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE I, RECORDED FEBRUARY 22, 1980 IN BOOK 2100, PAGE 118, AS AMENDED BY AMENDMENT RECORDED ON SEPTEMBER 15, 1980 IN BOOK 2229, PAGE 165, AND MAP OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. II RECORDED ON FEBRUARY 22, 1980 IN BOOK 15, PAGE 102, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 9, STORAGE LOCKERS(S) NO. 38, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**THE DEED OF TRUST LEGAL DESCRIPTION WAS CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED ON 1/3/2025 AT RECEPTION NO. 2025000677, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2880 S LOCUST ST N704, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: 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 #: CO23973

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 #
2002 Kia Sportage	169883
2012 Bmw 128	L91676
2011 Hyundai Sonata	220315
2015 Subaru Forester	420818
2008 Dodge Grand Caravan	771948
2011 Chevrolet Malibu	165336
2011 Nissan Altima	428634
2022 Chevrolet Trailblazer	070534

Date of Publication: May 9, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00488

Division: Civil, Courtroom: 186

Public Notice is given on 5/2/25 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 ROSALIE EVELYN ROMERO be changed to ROSALIE EVELYN DAVIS.

First Publication: May 9, 2025

Second Publication: May 16, 2025

Third Publication: May 23, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000107 To Whom It May Concern: On 2/27/2025 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: WILLIAM A. PRINCE Original Beneficiary: MORTGAGE

ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BROKER SOLUTIONS, INC, DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING Date of Deed of Trust (DOT): 9/22/2022 Recorded Date of DOT: 9/26/2022 Reception No.of DOT: 2022124710 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$284,648.00 Outstanding Principal Amount as of the date hereof: \$277,125.08 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 660 S ALTON WAY 4A,, 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 June 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO24312

Exhibit "A"

BLOCK 16, WINDSOR GARDENS EAST, FILING NO. 2, CITY AND COUNTY OF DENVER AND STATE OF COLORADO, TO-WIT:

PARCEL I- AN UNDIVIDED 1/192 INTEREST IN AND TO SAID BLOCK, 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. 4-A (FOR CONVENIENT REFERENCE NUMBERED AS UNIT NO. 1672), IN BUILDING NO. 45, 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 5TH DAY OF FEBRUARY 1969 IN CONDOMINIUM PLAT BOOK C1 AT PAGE 81.

PARCEL III- AN UNDIVIDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING EQUIPMENT HEREIN 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. 3 IN PARKING LOT NO. F-13, IN 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 2 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 BUILDING OTHER THAN THAT DESCRIBED IN PARCEL 2 ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES, AND INVITEES.

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

Denver Probate Court

Case No. 2025PR030524

In the Matter of the Estate of

JOHN MICHAEL SHAW a/k/a JOHN M. SHAW, john shaw, 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 September 9, 2025 or the claims may be forever barred.

KAY SHAW

Personal Representative

c/o Lori Kalata, Esq.

Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., Ste. 600
Denver, Colorado 80209
LORI L. KALATA, Esq. Atty. Reg. #: 45839
Attorney for the Personal Representative
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., Ste. 600
Denver, Colorado 80209
Phone Number: 303-333-9810
FAX Number: 303-333-9786
E-mail: lkalata@fostergraham.com
First Publication: May 9, 2025
Second Publication: May 16, 2025
Third Publication: May 23, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000090 To Whom It May Concern: On 2/21/2025 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: MEDICAL CENTER CORP. (DBA EVANS MEDICAL CENTER), A COLORADO CORPORATION Original Beneficiary: MOUNTAIN VIEW BANK OF COMMERCE Current Holder of Evidence of Debt: ACADEMY BANK NATIONAL ASSOCIATION F/K/A MOUNTAIN VIEW BANK OF COMMERCE Date of Deed of Trust (DOT): 11/14/2022 Recorded Date of DOT: 11/16/2022 Reception No. of DOT: 2022141888 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,185,875.00 Outstanding Principal Amount as of the date hereof: \$2,127,680.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED ABOVE DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4640 EAST ILIFF AVENUE, 4700 EAST ILIFF AVENUE, DENVER, COLORADO 80222

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: MARKUS WILLIAMS YOUNG & HUNSICKER LLC Denver Registration #: 23328 PETER Q. MURPHY, 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203 Phone #: 303-830-0800 Attorney File #: 10861.066

EXHIBIT A

PARCEL I:

That part of the Northeast 1/4 Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th P.M. described as follows:

Beginning at a point on the South line of East Iliff Ave which is 30 feet South and 570 feet West of the center of said Section 30;

Thence East 65 feet;

Thence South 151.77 Feet;

Thence West 65 Feet;

Thence North 151.77 feet to the Point of Beginning,

City and County of Denver, State of Colorado.

PARCEL II:

A parcel of land located in the Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the Center 1/4 corner of said Section 30;

Thence North 89°56'45" West along the North line of the Southwest 1/4 of said Section 30 a distance of 329.00 feet;

Thence South 00°03'15" West a distance of 30.00 feet to the True Point of Beginning, said point being on the South right-of-way line of East Iliff Avenue and the Northwest corner of the Bethesda Professional Office Building as recorded in Book 22 at Page 40 of said City and County of Denver Records;

Thence South 00°02'22" East along the West line of said Bethesda Professional Office Building and the Southerly Extension thereof a distance of 168.00 feet;

Thence North 89°56'45" West a distance of 175.98 feet;

Thence North 00°02'08" West a distance of 168.00 feet to a point on the South right-of-way line of said East Iliff Avenue;

Thence South 89°56'45" East along the South right-of-way line of said East Iliff Avenue a distance of 175.97 feet to the True Point of Beginning.

Basis of Bearing - Assumed along the North line of the Southwest 1/4 Section 30, Township 4 South, Range 67 West of the 6th P.M. between the center 1/4 corner, being a City of Denver 1 3/4" Aluminum Cap in Range Box and the West 1/4 corner, being a C.D.O.T. 3 1/4" Aluminum Cap in Aluminum Monument Case PLS 11434, North 89°56'45" West 2,550.37 feet.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00446, Courtroom: 170

Public Notice is given on 4/25/25 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 VERONICA RACHEL BUSH be changed to VERONICA RACHEL ST. AUBIN.

First Publication: May 9, 2025

Second Publication: May 16, 2025

Third Publication: May 23, 2025

Published: Intermountain Jewish News

COLORADO DIVISION OF INSURANCE SYNOPSIS OF ANNUAL STATEMENT FOR PUBLICATION

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

As Rendered to the Commissioner of Insurance

COPIC INSURANCE COMPANY

NAIC Number 11860

7351 E. Lowry Blvd., Suite 400
Denver, CO 80230

Assets	\$703,317,542	
Liabilities	\$413,491,852	
Capital and Surplus/Policyholder Surplus		\$289,825,690

DIVISION OF INSURANCE

CERTIFICATE OF AUTHORITY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the

COPIC INSURANCE COMPANY

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

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

MICHAEL CONWAY
Commissioner of Insurance

First Publication: May 9, 2025

Last Publication: May 30, 2025

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: RAINTREE HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation

Defendants: OBC INVESTMENTS, LLC, a Colorado limited liability company; PLATINUM LENDING GROUP, LLC; CIVIC REAL ESTATE HOLDINGS III, LLC; PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION

Case Number: 2024CV032249

SHERIFF'S NOTICE OF SALE

Under a Judgment and Decree of Foreclosure entered on December 2, 2024, in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee OBC Investments, LLC

Original Lienor Raintree Homeowners Association, Inc.

Current Holder of the evidence of debt Raintree Homeowners Association, Inc.

Date of Lien being foreclosed July 28, 2022

Date of Recording of Lien being foreclosed July 29, 2022

County of Recording Denver

Recording Information 2022100465

Original Principal Balance of the secured indebtedness \$1,486.00

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$24,705.15

Amount of Judgment entered December 2, 2024 \$23,349.45

Description of property to be foreclosed:

Lot 41, Block 1, Raintree, City and County of Denver, State of Colorado, more particularly described on Lot Location Map recorded in Book 548 at Page 474; TOGETHER with the rights set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 548 at Page 476 and Amendment recorded in Book 564 at Page 311, and TOGETHER with parking and storage easement appurtenant shown as Easement No. 1 on Easement Location Map #2 recorded in Book 550 at Page 468, City and County of Denver, State of Colorado.

Also known as: 1250 S. Monaco Parkway, #41, Denver, CO 80224.

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

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

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

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on June 26, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Denver County Sheriff's Office.

NOTICE OF RIGHTS

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

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

Wendy E. Weigler #28419

Winzenburg, Leff, Purvis & Payne, LLP

350 Indiana Street, Suite 450

Golden, CO 80401

303-863-1870

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

Date: March 31st, 2025.

Elias Diggins, Sheriff Denver COUNTY, COLORADO

By: Deputy Sheriff Sergeant R. Line

Attorneys for Plaintiff:

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

Wendy E. Weigler #28419

Address: 350 Indiana Street, Suite 450

Golden, CO 80401

Phone Number: (303) 863-1870

wweigler@wlpplaw.com

First Publication: May 2, 2025

Last Publication: May 30, 2025

Name of Publication: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000120 To Whom It May Concern: On 3/05/2025 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: DENNY L DAVIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 11/20/2020 Recorded Date of DOT: 11/25/2020 Reception No. of DOT: 2020197405 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$395,000.00 Outstanding Principal Amount as of the date hereof: \$368,535.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 24,

RESUBDIVISION-INSPIRATION TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5040 BENTON WAY, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: 25-034301

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000075 To Whom It May Concern: On 2/07/2025 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: GARY HAYES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 7/23/2021 Recorded Date of DOT: 7/29/2021 Reception No.of DOT: 2021142612 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$225,000.00 Outstanding Principal Amount as of the date hereof: \$212,362.78 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: CONDOMINIUM UNIT NO. 205, AMERICANA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 28, 1979 IN BOOK 1947 AT PAGE 322 AND CONDOMINIUM MAP RECORDED ON JUNE 28, 1979 IN BOOK 12 AT PAGES 48 AND 49 OF THE CITY AND COUNTY OF DENVER RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS, STORAGE SPACE 48 AND PARKING SPACE 43C, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1121 ALBION STREET 205, 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 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 00000010360964

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000122 To Whom It May Concern: On 3/06/2025 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: SIPIO JOHNSON Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Date of Deed of Trust (DOT): 2/18/2005 Recorded Date of DOT: 3/02/2005 Reception No.of DOT: 2005035001 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$70,391.42 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 25 AND 26, BLOCK 3, ELMWOOD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3201 & 3203 NEWPORT 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 July 3, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/09/2025 Last Publication: 6/06/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/15/2025 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 #: CO24413

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. 2025-000098 To Whom It May Concern: On 2/21/2025 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: FRANCISCO JAVIER GARCIA DOMINGUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/30/2019 Recorded Date of DOT: 9/05/2019 Reception No. of DOT: 2019119382 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$271,957.00 Outstanding Principal Amount as of the date hereof: \$246,958.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 27, BLOCK 3, SHERIDAN MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1615 S WOLCOTT COURT, 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 June 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 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 #: 25-034163

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. 2025-000085 To Whom It May Concern: On 2/18/2025 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: NATALIE A. FIORE and WELDON L. GUILLORY Original Beneficiary: BELLCO CREDIT UNION Current Holder of Evidence of Debt: BELLCO CREDIT UNION Date of Deed of Trust (DOT): 3/07/2023 Recorded Date of DOT: 3/14/2023 Reception No.of DOT: 2023020758 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$125,000.00 Outstanding Principal Amount as of the date hereof: \$125,175.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 12, BLOCK 4, GREEN VALLEY RANCH FILING NO. 70, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20054 EAST 48TH DRIVE, 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 June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033645

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000092 To Whom It May Concern: On 2/20/2025 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: MACKENZIE J RAUSCH and STEVEN RAUSCH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 6/24/2020 Recorded Date of DOT: 7/07/2020 Reception No.of DOT: 2020094533 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$387,845.00 Outstanding Principal Amount as of the date hereof: \$348,547.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 1/2 OF LOT 11, EXCEPT THE WEST 41.61 FEET AND THE NORTH 1/2 OF LOT 10, EXCEPT THE EAST 37.65 FEET, BLOCK 6, HIGHLAND PARK, EXCEPT THAT PART DESCRIBED IN BOOK 3559 AT PAGE 432, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2490 W. ARGYLE PLACE, 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 June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 00000010365260

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000088 To Whom It May Concern: On 2/19/2025 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: GREGORY L. ROSS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 3/14/2003 Recorded Date of DOT: 3/29/2003 Reception No. of DOT: 2003059485 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$190,740.00 Outstanding Principal Amount as of the date hereof: \$94,122.55 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 12 AND THE SOUTH 9 FEET OF LOT 11, AND THE NORTH 22 FEET OF LOT 13, BLOCK 15, STRAYERS PARK VIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3050 IVANHOE STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034140

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000079 To Whom It May Concern: On 2/13/2025 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: EULA L. RANSOM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, 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): 12/01/2022 Recorded Date of DOT: 12/07/2022 Reception No. of DOT: 2022147449 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$960,000.00 Outstanding Principal Amount as of the date hereof: \$396,509.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE DEATH OF THE BORROWER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, TO WIT: LOT 11 AND EAST 1/2 OF LOT 10, WALTER'S RESUBDIVISION OF LOT 4 BLOCK 12 HARTMANS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4028 BATAVIA PL, 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 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: 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 #: CO24319

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000093 To Whom It May Concern: On 2/20/2025 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: MARCIA K. HOLLADAY and STEVEN JACKSON GONZALES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLE'S CHOICE HOME LOAN, INC. Current Holder of Evidence of Debt: HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3 Date of Deed of Trust (DOT): 12/13/2005 Recorded Date of DOT: 1/03/2006 Reception No. of DOT: 2006000561 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$137,750.00 Outstanding Principal Amount as of the date hereof: \$135,182.31 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 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 47 AND 48, BLOCK 23, ADAMS PARK ANNEX, CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 3423 WEST GILL 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 June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 00000010363794

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000095 To Whom It May Concern: On 2/20/2025 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: NATHAN G. BROUSSARD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/05/2002 Recorded Date of DOT: 9/10/2002 Reception No. of DOT: 2002157651 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$197,574.00 Outstanding Principal Amount as of the date hereof: \$110,472.93 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 11, BLOCK 6, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4891 SOUTH IRIS STREET, DENVER, COLORADO 80123

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: 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-25-1006450-LL

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

District Court, Adams County

Case No. 2025PR30212, Division: T1

In the Matter of the Estate of

OWEN BEACH, JR a/k/a OWEN NELSON BEACH, JR a/k/a OWEN N. BEACH, JR a/k/a OWEN NELSON BEACH, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Adams County, Colorado on or before September 2, 2025, or the claims may be forever barred.

Christopher Turner,
Public Administrator, 17th Judicial District
Special Administrator
1760 Gaylord Street
Denver, CO 80206

Christopher Turner, #43245
Public Administrator
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051
christopher@gantenbeinlaw.com
First Publication: May 2, 2025
Second Publication: May 9, 2025
Third Publication: May 16, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000096 To Whom It May Concern: On 2/24/2025 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: FRANK T. SOLANO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 10/31/2022 Recorded Date of DOT: 11/04/2022 Reception No. of DOT: 2022138546 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$170,000.00 Outstanding Principal Amount as of the date hereof: \$166,397.22 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 595 S ALTON WAY, UNIT #6B, DENVER, COLORADO 80247-5812

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 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 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-25-1008325-LL

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

PARCEL 1:

AN UNDIVIDED 1/144TH INTEREST IN AND TO BLOCK 22, WINDSOR GARDENS EAST - FILING NO. 2, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 2

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 6-B (FOR CONVENIENT REFERENCE NUMBERED AS UNIT NO. 1254), IN BUILDING NO. 54, 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 29TH DAY OF FEBRUARY, 1968 IN CONDOMINIUM PLAT BOOK 1 AT PAGE 72.

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. 83 IN PARKING LOT NO. P-15 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 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 Number: 2025PR30416

In the Matter of the Estate of

PATRICIA BROWN MCCLEARN, a/k/a PATRICIA B. MCCLEARN, and a/k/a PATRICIA MCCLEARN, 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 September 2, 2025, or the claims may be forever barred.

Cameron C. McClearn and
Andrew D. McClearn
Co-Personal Representatives
c/o Kathleen M. Johnson
Taft Stettinius & Hollister LLP
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202

Kathleen M. Johnson (#39585)

Hallie J.E. Ruttum (#56614)

Attorneys for the Co-Personal Representatives

Taft Stettinius & Hollister LLP

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Phone Number: (303) 297-2900

Fax Number: (303) 298-0940

Email: kathleen.johnson@taftlaw.com

hruttum@taftlaw.com

First Publication: May 2, 2025

Second Publication: May 9, 2025

Third Publication: May 16, 2025

Published: Intermountain Jewish News

Denver Probate Court

1437 Bannock St, Rm. 230, Denver, CO 80202

In the Matter of the Estate of: Kevin Fuller

NOTICE OF HEARING BY PUBLICATION

PURSUANT TO §15-10-401, C.R.S.

Case Number:

To: Thomas Fuller

Last Known Address, if any: Unknown

A hearing on Petition for formal probate of will and formal appointment of personal representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: May 12, 2025

Time: 8:00 AM

Address: 1437 Bannock St., Rm 230 Denver, CO80202.

The hearing will take approximately 1 hour.

John Ferguson, Esq. Atty. Reg. #: 53263

Person Giving Notice

1999 Broadway, Ste. 730

Denver, CO 80202

303-285-1080

E-mail: John.Ferguson@holdfastlegal.com

First Publication: April 25, 2025

Second Publication: May 2, 2025

Third Publication: May 9, 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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000094 To Whom It May Concern: On 2/20/2025 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: DVIR LEVITAN Original Beneficiary: BANK OF AMERICA, N.A. Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 10/31/2013 Recorded Date of DOT: 11/18/2013 Reception No. of DOT: 2013166199 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$45,900.00 Outstanding Principal Amount as of the date hereof: \$15,936.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7755 E QUINCY AVE APT A7-106, DENVER, CO 80237-2360

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 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 25-034187

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO.106, BUILDING A-7, WHISPERING PINES OF DENVER, A CONDOMINIUM IN ACCORDANCE WITH DECLARATION RECORDED ON AUGUST 10, 1978 IN BOOK 1722 AT PAGE 674, AND THE CONDOMINIUM MAP RECORDED ON AUGUST 10, 1978 IN BOOK 7 AT PAGE 78 OF THE CITY AND COUNTY OF DENVER RECORDS, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000089 To Whom It May Concern: On 2/19/2025 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: CESAR CAMARENA and KARIN CAMARENA Original Beneficiary: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005-I1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-I1 Date of Deed of Trust (DOT): 6/13/2005 Recorded Date of DOT: 6/23/2005 Reception No. of DOT: 2005103965 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$490,000.00 Outstanding Principal Amount as of the date hereof: \$213,849.61 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL OF LOTS 17, 18, AND 19, BLOCK 21, DOWNINGTON, EXCEPT THE REAR OR EASTERLY 6 FEET OF LOTS 17 AND 18, AND THE REAR OR EASTERLY 6 FEET OF THE NORTH 14 FEET OF LOT 19, AND EXCEPT THE RIGHT OF WAY DESCRIBED IN BOOK 2347 AT PAGE 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1728 KEARNEY 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 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: 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 #: CO11909

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000084 To Whom It May Concern: On 2/18/2025 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: ADRIAN L. GOULD and SAMUEL L. GOULD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 12/14/2020 Recorded Date of DOT: 12/28/2020 Reception No. of DOT: 2020217348 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$376,937.00 Outstanding Principal Amount as of the date hereof: \$346,462.27 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 2, GREEN VALLEY RANCH SUBDIVISION FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5178 NETHERLAND 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 June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 25CO00069-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000091 To Whom It May Concern: On 2/19/2025 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: JUAN ANTONIO SALAZAR JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB Date of Deed of Trust (DOT): 5/22/2023 Recorded Date of DOT: 6/02/2023 Reception No. of DOT: 2023049884 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$377,492.00 Outstanding Principal Amount as of the date hereof: \$370,944.15 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: LOTS 5 AND 6, CENTRAL RESUBDIVISION OF LOTS 2, 3 AND 4, BLOCK 21, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4590 VALLEJO ST, DENVER, COLORADO 80211-1565

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 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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: 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-25-1008121-LL

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000076 To Whom It May Concern: On 2/10/2025 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: LEE ASHTON BROOKS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEW AMERICAN FUNDING, LLC Date of Deed of Trust (DOT): 11/07/2022 Recorded Date of DOT: 11/09/2022 Reception No. of DOT: 2022139357 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$395,000.00 Outstanding Principal Amount as of the date hereof: \$389,500.60 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 1, GREEN VALLEY RANCH FILING NO. 22, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4625 ODESSA STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034053

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000078 To Whom It May Concern: On 2/12/2025 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: RUDY ROMERO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC Date of Deed of Trust (DOT): 3/02/2022 Recorded Date of DOT: 3/11/2022 Reception No. of DOT: 2022034154 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,200,000.00 Outstanding Principal Amount as of the date hereof: \$575,012.35 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND

PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 34 AND THE EAST 1/2 OF LOT 33, BLOCK 42, SECOND FILING OF A PORTION OF HIGHLAND PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3159 W 36TH 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 June 12, 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: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034067

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

Case Number: 2025CV30416

Division: 409

Pinpoint Properties LLC, a Colorado limited liability company

Plaintiff,

v.

EARL BRODERSON, an individual,

Defendant.

SUMMONS BY PUBLICATION

TO: EARL BRODERSON

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 35 days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 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 that affects the real property legally described as:

Lot 17,

Block 1,

FIRST ADDITION TO LINCOLN SUBDIVISION,

City and County of Denver,

State of Colorado.

(the "Property")

Commonly known as 749 South Lincoln Street, Denver, Colorado 80209.

Dated this 10th day of April, 2025.

HATCH RAY OLSEN CONANT LLC

By: s/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.

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).

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

Published in The Intermountain Jewish News

First Publication: April 18, 2025

Last Publication: May 16, 2025

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000074 To Whom It May Concern: On 2/07/2025 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: EVA T ORLOWSKI and CHRISTINE Z ORLOWSKI Original Beneficiary: COMMERCIAL FEDERAL BANK Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust (DOT): 8/12/2005 Recorded Date of DOT: 10/24/2005 Reception No. of DOT: 2005179133 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$20,000.00 Outstanding Principal Amount as of the date hereof: \$13,527.43 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: 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.

*AS CORRECTED BY RE: SCRIVENER'S ERROR AFFIDAVIT RECORDED ON 01/25/2019 AT RECEPTION NO. 2019008818 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 2880 S LOCUST UNIT 507 SOUTH, DENVER, CO 80222

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 12, 2025, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 4/18/2025 Last Publication: 5/16/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 3/25/2025 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 #: 25CO00042-1

Exhibit A

Condominium Unit 507, Building 1, The Plaza De Monaco Towers Condominiums, Phase No. 1, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of The Plaza De Monaco Towers Condominiums, Phase 1, recorded on February 22, 1980 in Book 2110 at Page 76, and the First Supplement to Declaration of Covenants, Conditions and Restrictions of The Plaza De Monaco Towers Condominiums, Phase No. 1 recorded February 22, 1980 in Book 2110 at Page 118, as amended by Amendment recorded on September 15, 1980 in Book 2229 at Page 165, as amended by Second Amendment recorded November 20, 1980 in Book 2273 at Page 338, and Map of The Plaza De Monaco Towers Condominiums, Phase No. 1, recorded on February 22, 1980 in Book 15 at Page 102, City and County of Denver, Colorado records, together with the right to exclusive use of Parking Space No. 37, and Storage Locker No. 78, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000106 To Whom It May Concern: On 2/26/2025 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: IAN MICHEAL JACKSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 7/31/2020 Recorded Date of DOT: 8/06/2020 Reception

No. of DOT: 2020119259 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$268,375.00 Outstanding Principal Amount as of the date hereof: \$244,883.66 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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. 306-27 EASTMOOR PARK (A CONDOMINIUM) IN ACCORDANCE WITH DECLARATION RECORDED FEBRUARY 21, 1978 IN BOOK 1604 AT PAGE 495, AND AS AMENDED IN INSTRUMENT RECORDED APRIL 27, 1978 IN BOOK 1652 AT PAGE 314, AND CONDOMINIUM MAP FILED FEBRUARY 21, 1978 IN BOOK 6 AT PAGE 1 AND AS AMENDED BY MAP FILED MARCH 23, 1978 IN BOOK 6 AT PAGE 64 OF DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: GARAGE SPACE 13, STORAGE SPACE 13, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7255 E QUINCY AVE APT 306, DENVER, COLORADO 80237-2224

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 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 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-25-1007376-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000101 To Whom It May Concern: On 2/25/2025 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: MARTHA VASQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: UNITED WHOLESALE MORTGAGE, LLC Date of Deed of Trust (DOT): 9/05/2020 Recorded Date of DOT: 9/16/2020 Reception No. of DOT: 2020150785 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$292,000.00 Outstanding Principal Amount as of the date hereof: \$313,985.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 19, BLOCK 2, GATEWAY VILLAGE FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5051 SABLE 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 June 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 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-25-1009314-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000109 To Whom It May Concern: On 2/27/2025 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: CHRISTOPHER SANDOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOW VA RATES, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 10/20/2015 Recorded Date of DOT: 10/28/2015 Reception No. of DOT: 2015151459 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$189,878.00 Outstanding Principal Amount as of the date hereof: \$219,739.97 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 13, 14 AND 15, BLACK'S RESUBDIVISION OF LOT 6, SMEDLEY'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 940 YATES ST, DENVER, CO 80204-2837

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 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 28597 HEATHER DEERE, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Attorney File #: CO24419

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.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000102 To Whom It May Concern: On 2/27/2025 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: JERRY L. BISHOP Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 8/13/2020 Recorded Date of DOT: 8/27/2020 Reception No. of DOT: 2020135344 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$180,576.00 Outstanding Principal Amount as of the date hereof: \$169,814.36 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 665 S CLINTON ST APT 14A, 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 June 26, 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: 5/02/2025 Last Publication: 5/30/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/08/2025 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 #: CO24328

EXHIBIT A

THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO:

PARCEL I:

AN UNDIVIDED 1/289TH INTEREST IN AND TO BLOCK 3. 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. 14A (FOR CONVENIENT REFERENCE, NUMBERED AT UNIT NO.114) IN BUILDING NO.11, NOW OR HEREAFTER CONSTRUCTED IN BLOCK 3, WINDSOR GARDENS EAST, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, ON THE 17TH DAY OF OCTOBER, 1963 IN CONDOMINIUM MAP BOOK 1 AT PAGE 2.

PARCEL III:

AN UNDIVIDED 1/32 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. 25 IN PARKING LOT NO. P-2 IN BLOCK 3, WINDSOR GARDENS EAST, 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 DESCRIBED ABOVE.

(4) THE RIGHT TO USE THE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN COMMON WITH OTHER OWNERS OF SPACES OR AREAS IN APARTMENT BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON SAID BLOCK, 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.

District Court, Arapahoe County

Case No. 25PR30396

In the Matter of the Estate of

FLORA CAMPBELL, 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

(303) 377-2933 Voice

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

First Publication: May 2, 2025

Second Publication: May 9, 2025

Third Publication: May 16, 2025

Published: Intermountain Jewish News

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