*Intermountain Jewish News*
Legal Notices, June 20, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000186 To Whom It May Concern: On 4/11/2025 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: MARGUERITE M. ZAMBRANO Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 11/02/2017 Recorded Date of DOT: 11/13/2017 Reception No.of DOT: 2017148540 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $32,800.00 Outstanding Principal Amount as of the date hereof: $11,420.71 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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: THAT PART OF BLOCK 11, SHARON PARK, BEGINNING ON THE SOUTH LINE OF SAID BLOCK, 414.67 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, THENCE WEST 65 FEET: THEN NORTH TO SOUTH LINE OF WEST AMHERST; THEN EAST 65 FEET; THENCE SOUTH TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3074 WEST AMHERST AVENUE, DENVER, COLORADO 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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 230403-00475

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000195 To Whom It May Concern: On 4/16/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SPEROS KOSTAS VOURIOTIS II Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARC HOME LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2021-NQM4 TRUST Date of Deed of Trust (DOT): 3/23/2021 Recorded Date of DOT: 4/05/2021 Reception No.of DOT: 2021062304 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $276,250.00 Outstanding Principal Amount as of the date hereof: $276,250.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 & 40, BLOCK 8, KETTLES ADDITION TO DENVER, EXCEPT THE EAST 56.00 FEET THEREOF, AND EXCEPT THE WEST 42.08 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 226 E. 3RD AVE, DENVER, CO 80203
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER

COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1012499-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000187 To Whom It May Concern: On 4/11/2025 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: NATASHA Y KUCHIK and YURIY L KUCHIK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ETHOS LENDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/16/2018 Recorded Date of DOT: 3/19/2018 Reception No.of DOT: 2018032135 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $123,675.00 Outstanding Principal Amount as of the date hereof: $109,276.50 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 8060 E GIRARD AVE UNIT 102, DENVER, CO 80231 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032095

Legal Description

CONDOMINIUM UNIT NO. 102, HAMPDEN EAST CONDOMINIUM, PHASE III, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 2190 AT PAGE 190 AND AMENDED JANUARY 11, 1983 IN BOOK 2725 AT PAGE 259 AND MAP RECORDED ON NOVEMBER 25, 1981 IN BOOK 20 AT PAGE 48 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000190 To Whom It May Concern: On 4/15/2025 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: SETH M. YOUNG and MICHELLE E. YOUNG Original Beneficiary: COLORADO ENTERPRISE FUND, INC. Current Holder of Evidence of Debt: NATIONWIDE MORTGAGE SERVICES, INC. Date of Deed of Trust (DOT): 4/08/2015 Recorded Date of DOT: 4/08/2015 Reception No.of DOT: 2015045115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $51,140.00 Outstanding Principal Amount as of the date hereof: $24,878.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE 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: LOT 36, BLOCK 1, WESTBRIDGE SUBDIVISION FILING NO, 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3993 WEST KENYON AVENUE, 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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MURR SILER ECKELS DELANEY, PC Denver Registration #: 14427 JOSEPH A MURR, 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 Phone #: (303) 534-2277 Attorney File #: 7480.212

**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 # |
|---|---|
| **1967 HAULMARK TRAILER** | **672311** |
| **1990 SUZUKI FA50 MOPED** | **101357** |
| **2006 HONDA PILOT** | **553029** |
| **2000 FORD FOCUS** | **406243** |
| **1999 HONDA CIVIC** | **571506** |
| **2000 TOYOTA RAV4** | **044094** |
| **2010 DODGE GRAND CARAVAN** | **335589** |
| **2011 VOLKSWAGEN TIGUAN** | **553653** |
| **2005 CHEVROLET EXPRESS BUS** | **128355** |

Date of Publication: June 20, 2025
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**NOTICE OF PROPOSED AMENDED**
**CONDOMINIUM DECLARATION PURSUANT TO C.R.S. § 38-33.3-217(1)(b)**

TO: FIRST MORTGAGEES OF UNITS IN EAST VILLAGE AT RIGDEN FARM CONDOMINIUM ASSOCIATION
Please take notice that The Denver Dry Condominium Association, Inc. (Association) is proposing an amendment to the Condominium Declaration for Denver Dry Condominiums, recorded on August 11, 1998, at Reception No. 9800130426, in the office of the Clerk and Recorder for the City and County of Denver, Colorado, as amended ("Original Declaration"). The proposed amendment is captioned AMENDED AND RESTATED AGREEMENT OF COVENANTS, EASEMENTS, RIGHTS AND RESTRICTIONS (the "Proposed Declaration Amendment").
All first mortgagees of Condominium Units in the Denver Dry Condominium community may obtain a copy of the Proposed Declaration Amendment from the Association's legal counsel, VF Law, c/o Lee H. Freedman, Esq., 12600 W. Colfax Ave., Suite C200, Lakewood, Colorado 80415.
At least sixty-seven percent (67%) of the members of the Association are anticipated to provide their written consent to or approval of the Proposed Declaration Amendment.
Pursuant to Article 16, Section 16.1 of the Original Declaration, as may be amended, and C.R.S. § 38-33.3-217(1)(b), the Proposed Declaration Amendment requires the consent of the first mortgagees.
All first mortgagees may provide their consents to the Proposed Declaration Amendment to the Association's legal counsel at the address set forth above.
Dated: June 13, 2025
First Publication: June 20, 2025
Second Publication: June 27, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000196 To Whom It May Concern: On 4/16/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PAUL B HENDERSON 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: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 9/18/2017 Recorded Date of DOT: 9/22/2017 Reception No.of DOT: 2017125306 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $139,000.00 Outstanding Principal Amount as of the date hereof: $126,748.73 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1277 KRAMERIA ST, DENVER, CO 80220-2714

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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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1012580-LL

EXHIBIT A

A PORTION OF LOTS 37 AND 38, BLOCK 126, COLFAX TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 4.75 FEET OF LOT 38, BLOCK 126, COLFAX TERRACE; THENCE SOUTH ALONG THE WEST LOT LINES OF SAID LOTS 37 AND 38, BLOCK 126, COLFAX TERRACE, A DISTANCE OF 32.00 FEET; THENCE NORTH 89°22' 53' EAST, A DISTANCE OF 66.75 FEET, TO A POINT ON A WEST FACING WALL OF A ONE STORY BRICK DUPLEX, KNOWN AS 1273 AND 1277 KRAMERIA STREET; THENCE NORTH 89° 36' 22" EAST, THROUGH THE CENTERLINE OF A PARTY WALL OF SAID DUPLEX, A DISTANCE OF 36.50 FEET; THENCE SOUTH 87° 49' 36" EAST, A DISTANCE OF 21.77 FEET TO A POINT ON THE EAST LOT LINES OF SAID LOT 37;
THENCE NORTH ALONG THE EAST LOT LINES OF SAID LOTS 37 AND 38, A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 20.25 FEET OF LOT 38, BLOCK 126, COLFAX TERRACE; THENCE SOUTH 89° 56' 00" WEST ALONG THE SOUTH LINE OF THE NORTH 4.75 FEET OF LOT 38, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Mercedes-Benz of Littleton**, 8070 S. Broadway, Littleton, CO 80122.
Phone: (303) 738-7700.

| **YEAR/MAKE/MODEL/TYPE/COLOR** | **VIN** |
|---|---|
| **2021 JEEP GLADIATOR UP GRAY** | **535955** |

Date of Publication: June 20, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000189 To Whom It May Concern: On 4/15/2025 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: ERIC ABELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN BROKERS CONDUIT Current Holder of Evidence of Debt: CITIMORTGAGE, INC. Date of Deed of Trust (DOT): 1/27/2006 Recorded Date of DOT: 1/31/2006 Reception No.of DOT: 2006019305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $141,200.00 Outstanding Principal Amount as of the date hereof: $74,284.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 10, HUNTS ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1378 MARIPOSA 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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010423655

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000197 To Whom It May Concern: On 4/16/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JUAN IBARRA ALFARO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 11/04/2016 Recorded Date of DOT: 11/14/2016 Reception No.of DOT: 2016158492 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $282,500.00 Outstanding Principal Amount as of the date hereof: $259,378.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 2, SHERIDAN PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Which has the address of 1100 S ZENOBIA ST, DENVER, CO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010431724

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000188 To Whom It May Concern: On 4/15/2025 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: ALLISON BEARD and SIMON DELLEA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC. Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 4/29/2022 Recorded Date of DOT: 5/02/2022 Reception No.of DOT: 2022059320 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $584,250.00 Outstanding Principal Amount as of the date hereof: $566,972.38 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 13, BLOCK 29, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5823 BOSTON STREET, DENVER, CO 80238
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010397859

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000198 To Whom It May Concern: On 4/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PIPPER HEIGHTS, LLC Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 3/23/2023 Recorded Date of DOT: 3/24/2023 Reception No.of DOT: 2023024656 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $6,700,000.00 Outstanding Principal Amount as of the date hereof: $6,700,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOAURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 1/2 OF LOT 28, AND ALL OF LOTS 29 TO 33, INCLUSIVE, EXCEPT THE NORTH 17 FEET OF SAID LOT 33, BLOCK 27, A PART OF PARK AVENUE ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1642 N LAFAYETTE STREET, DENVER, CO 80218
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 1642 N LAFAYETTE STREET

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000191 To Whom It May Concern: On 4/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 8000 EAST 40 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY Original Beneficiary: BDS IV MORTGAGE CAPITAL B LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: BDS IV MORTGAGE CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 3/07/2022 Recorded Date of DOT: 3/07/2022 Reception No.of DOT: 2022031445 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $23,575,000.00 Outstanding Principal Amount as of the date hereof: $17,999,765.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING; AND FAILURE TO MAKE PAYMENTS OF REQUIRED RESERVE FUNDS AMOUNTS WHEN THE SAME WERE DUE AND OWING; AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7915 & 8000 E 40TH AVE, 3955 ULSTER ST, DENVER, CO 80207-1711
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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: O'BRIEN LEGAL SERVICES LLC Denver Registration #: 39017 BRADLEY J O'BRIEN, 3900 E. MEXICO AVENUE, SUITE 300, DENVER, CO 80210Phone #: (303) 648-1200 Attorney File #: 7915 & 8000 E 40TH AVE 3955 ULSTER ST

EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE:
The land referred to in Schedule A is situated in the County of Denver, State of Colorado and is described as follows:
PARCEL I:
That part of the South 1/2 SW 1/4 of Section 21, Township 3 South, Range 67 West of the 6th P.M., described as follows:
Beginning at the Northeast corner of said South 1/2 SW 1/4;
thence Southerly along the North-South centerline of said Section 21 a distance of 71.35 feet; thence Westerly a distance of 155.00 feet to a point on the South line of East 40th Avenue, said point being the True Point of Beginning;
thence Westerly along said South line of East 40th Avenue a distance of 475.00 feet; thence Southerly parallel with Ulster Street a distance of 300.00 feet;
thence Easterly parallel with said South line of East 40th Avenue which is perpendicular to the South line of said East 40th Avenue and extended South from the true point of beginning;
thence Northerly a distance of 300.00 feet to the True Point of Beginning, EXCEPT that portion along the Westerly side of the above described property which was conveyed to Asa G. Matteson by deed recorded in Book 9300 at Page 267, City and County of Denver, State of Colorado.
(For Informational Purposes Only Parcel No. 01213-00-107-000)
PARCEL II
A parcel of land in the South half of the Southwest quarter of Section 21, Township 3 South, Range 67 West of the Sixth Principal Meridian, more particularly described as follows:
Commencing at a point on the West line of Ulster Street, said West line being parallel with and 30 feet West of the North - South centerline of said Section 21, said point being 71.35 feet South of the North line of the South half of the Southwest quarter of said Section 21; thence South along the West line of said Ulster Street 300 feet to the Point of Beginning; thence continuing South along the West line of said Ulster Street 104.12 feet to a point on the Northerly right of way line of the Union Pacific Railroad;
thence along the Northerly right of way of the Union Pacific Railroad along a curve to the right the tangent of said curve having a deflection to the right from the last described course of 95°13', a radius of 5,482.30 feet, a central angle of 05°22'31", an arc length of 514.33 feet to a point of intersection of the Northerly right of way of the Union Pacific Railroad and the Northerly right of way of the Chicago, Rock island and Pacific Railroad;
thence along the Northerly right of way of the Chicago, Rock Island and Pacific Railroad along a curve to the right, the tangent of said curve having a deflection to the right from the tangent of the last described course of 13°44'55" a radius of 1,810.08 feet a central angle of 02°21'48" an arc length of 74.66 feet to a point;
thence East along a line parallel with the North line of the South half of the Southwest quarter having a deflection to the right from the tangent of the last described course of 153°10'22" a distance of 576.65 feet to the Point of Beginning, EXCEPT a parcel described as follows:
Commencing at a point on the West line of Ulster Street, said West line being parallel with and 30 feet West of the North-South centerline of said Section 21, said point being 71.35 feet South of the North line of the South half of the Southwest quarter of said Section 21; thence South along the West line of said Ulster Street 300 feet to the Point of Beginning;
thence continuing South along the West line of said Ulster Street 104.12 feet to a point on the Northerly right of way line of the Union Pacific Railroad;
thence along the Northerly right of way line of the Union Pacific Railroad along a curve to the right, the tangent of said curve having a deflection to the right form the last described course of 95°13', a radius of 5,482.30 feet, a central angle of 01°35'50" an arc length of 152.83 feet; thence North parallel with and 182 feet West of the North-South centerline of said Section 21, a distance of 88.56 feet to a point on a line which is 371.35 feet South of the North line of the South half of the Southwest quarter of said Section 21;
thence East parallel with and 371.35 feet South of said North line of the South half of the Southwest quarter of said Section 21, a distance of 152.00 feet to the Point of Beginning, City and County of Denver, State of Colorado.
PARCEL TWO:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF 40TH AVENUE LYING 540 FEET WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF ULSTER STREET AND 40TH AVENUE; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF 40TH AVENUE 105 FEET; THENCE NORTHERLY AT RIGHT ANGLES 310 FEET, MORE

OR LESS, TO A POINT 8.5 FEET SOUTHERLY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S SPUR TRACK NO. 10; THENCE EASTERLY PARALLEL WITH THE CENTERLINE OF SAID SPUR TRACK, 105 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 310 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID LAND ALSO DESCRIBED AS: A PART OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF ULSTER STREET AND EAST 40TH AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID EAST 40TH AVENUE 540.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF EAST 40TH AVENUE 105.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND NORTHERLY 309.72 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND EASTERLY 105.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND SOUTHERLY 309.72 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
(For Informational Purpose Only Parcel No. 01213-00-072-000) PARCEL THREE:
Parcel A:
That part of the S 1/2 SW 1/4 of Section 21, Township 3 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:
Beginning at a point on the West line of Ulster Street, said West line being parallel with and 30 feet West of the North-South centerline of said Section 21, said point being 71.35 feet South of the North line of the S 1/2 SW 1/4 of said Section 21, the Point of Beginning;
Thence West parallel with the North line of the S 1/2 SW 1/4 of said Section 21, a distance of 125 feet;
Thence South parallel with the West line of Ulster Street, 300 feet;
Thence East 125 feet to a point on the West line of said Ulster Street;
Thence North along the West line of Ulster Street, 300 feet to the Point of Beginning; Except that part described as follows:
Beginning at a point on the West line of Ulster Street, 71.35 feet South of the North line of the S 1/2 SW 1/4 of said Section 21;
Thence West 123.64 feet;
Thence South parallel with the West line of Ulster Street 100 feet; Thence East 123.54 feet;
Thence North 100 feet to the Point of Beginning, City and County of Denver, State of Colorado.
Parcel B:
A parcel of land in the South half of the Southwest quarter of Section 21, Township 3 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:
Commencing at a point on the West line of Ulster Street, said West line being parallel with and 30 feet West of the North/South centerline of said Section 21, said point being 71.35 feet South of the North line of the South half of the Southwest quarter of said Section 21; Thence South along the West line of said Ulster Street 300 feet to the Point of Beginning;
Thence continuing South along the West line of said Ulster Street a distance of 104.12 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad;
Thence along the Northerly right-of-way line of the union Pacific Railroad along a curve to the right, the tangent of said curve having a deflection to the right from the last described course of 95°13', a radius of 5462.30 feet, a central angle of 01°35'50" and an arc length of 152.83 feet; Thence North parallel with and 182 feet West of the North-South centerline of said Section 21, a distance of 88.56 feet to a point on a line which is 371.35 feet South of the North line of the South half of the Southwest quarter of said Section 21;
Thence East parallel with and 371.35 feet South of said North line of the South half of the Southwest quarter of said Section 21, a distance of 152.00 feet to the Point of Beginning, City and County of Denver, State of Colorado. (For Informational Purpose Only Parcel No. 01213-00-112-000)

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**District Court, Adams County**
**Case No. 2025PR30326, Division: T1,**
**Courtroom: 305**
**In the Matter of the Estate of**
**ELIZABETH JoANN VIGIL, a/k/a ELIZABETH J. VIGIL, a/k/a ELIZABETH VIGIL, 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 October 20, 2025, or the claims may be forever barred.

john paul gaschler
Personal Representative
c/o ANDREW ST. PIERRE
Althaus Law, LLC
11150 Huron Street, Ste. 102
Northglenn, CO 80234

JEFF ALTHAUS, Esq., Attorney Reg. #: 45887
ANDREW ST. PIERRE, Esq., Attorney Reg. #: 53844
Attorneys for the Personal Representative
Althaus Law, LLC
11150 Huron Street, #102

Northglenn, CO 80234
Phone: (720) 340-2783
jeff@althauslaw.com
andrew@althauslaw.com
First Publication: June 20, 2025
Second Publication: June 27, 2025
Third Publication: July 4, 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 **Arapahoe Hyundai**, 9899 E. Arapahoe Rd., Centennial, CO 80112.
Phone: (303) 539-1700.

| **YEAR/MAKE/MODEL/TYPE/COLOR** | **VIN** |
|---|---|
| **2024 NISSAN SENTRA SD GREY** | **231054** |

Date of Publication: June 20, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 25PR243**
**In the Matter of the Estate of**
**JERZY KROL, aka JERZY S. KROL, aka J.S. KROL, aka GEORGE S KROL, aka JERZY STANISLAW KROL, 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 October 13, 2025, or the claims may be forever barred.
AMY LARCHICK
Personal Representative
11185 E. Vassar Dr.
Aurora, CO 80014
Phone Number: 720-419-9331
E-mail: amy@lifecaddie.org
First Publication: June 13, 2025
Second Publication: June 20, 2025
Third Publication: June 27, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR30677**
**In the Matter of the Estate of**
**CHRISTINE MALDONADO, 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 October 6, 2025, or the claims may be forever barred.
Nick Avila, Esq. Atty. Reg. #: 33848
Attorney for Petitioner
3031 West 38th Avenue
Denver, CO 80211
Phone Number: 303-458-1981
Email: nickavila1@msn.com
First Publication: June 6, 2025
Second Publication: June 13, 2025
Third Publication: June 20, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR30677**
**In the Matter of the Estate of**
**CHRISTINE MALDONADO, 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 October 13, 2025, or the claims may be forever barred.
Nick Avila, Esq. Atty. Reg. #: 33848
Attorney for the Personal Representative
3031 West 38th Avenue
Denver, CO 80211
Phone Number: 303-458-1981

*Intermountain Jewish News*
Legal Notices, June 20, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Email: nickavila1@msn.com
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Third Publication: June 27, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000175 To Whom It May Concern: On 4/07/2025 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: MELISSA RICO and ERIC S. MORTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2024-1 PARTICIPATION INTEREST TRUST Date of Deed of Trust (DOT): 4/20/2007 Recorded Date of DOT: 5/02/2007 Reception No.of DOT: 2007069528 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $111,500.00 Outstanding Principal Amount as of the date hereof: $91,724.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 150 E 49TH AVENUE, DENVER, CO 80216
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1010747-LL
Exhibit A
Lots 47 and 48, Block 8, Platte Farm except that part of Lot 48 described as follows: Beginning at the Northeast corner of Lot 48, Block 8, Platte Farm, thence Westerly along the North line of said Lot 48 a distance of 2.78 feet; thence Southeasterly to a point on the East line of said Lot 48 that is 2.78 feet Southerly from the said Northeast corner; thence Northerly along the said East line to the Point of Beginning, City and County of Denver, State of Colorado.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000143 To Whom It May Concern: On 3/19/2025 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: JOSEFINA WILSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC. 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): 8/25/2004 Recorded Date of DOT: 9/07/2004 Reception No.of DOT: 2004185513 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $160,800.00 Outstanding Principal Amount as of the date hereof: $105,274.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 38, 39 AND 40, BLOCK 114, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3456 W. 8TH AVE.,, 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 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the

said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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 #: 00000010335883

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000139 To Whom It May Concern: On 3/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JONATHAN A. SCHLOTTMAN Original Beneficiary: POLYCOMP TRUST COMPANY, CUSTODIAN. F/B/O, BRIAN ELIS , EVI BROCK, GUNNAR GREEN, KLARA BENIS, LENA ELIS, MICHAEL ELIS, PAUL ELIS, PAUL ELIS, RHONDA WEISHEIT, RONALD WEISHEIT, 8880 W. SUNSET RD., #250 LAS VEGAS, NV 89148 Current Holder of Evidence of Debt: PROVIDENT TRUST GROUP LLC, F/B/O, BRIAN ELIS, EVI BROCK, GUNNAR GREEN, KLARA BENIS, LENA ELIS, MICHAEL ELIS, PAUL ELIS, PAUL ELIS, RHONDA WEISHEIT, RONALD WEISHEIT, 4606 PARK MIRASOL CALABASAS, CALIFORNIA 91302 Date of Deed of Trust (DOT): 9/06/2016 Recorded Date of DOT: 9/08/2016 Reception No.of DOT: 2016122131 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $2,020,000.00 Outstanding Principal Amount as of the date hereof: $1,894,991.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 1985 S OGDEN ST., DENVER, CO 80210 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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: FAIRFIELD AND WOODS, P.C. Denver Registration #: 26054 DANIEL J GARFIELD, 1801 CALIFORNIA STREET, SUITE 2600, DENVER, CO 80202 Phone #: (303) 830-2400 Attorney File #: 12903.004

LEGAL DESCRIPTION
Lots 21 and 22, Block 3, Mountain View Place, City and County of Denver, State of Colorado.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000147 To Whom It May Concern: On 3/21/2025 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: SHELBI HARRIS and MICHAEL HARRIS Original Beneficiary: AMERICA'S MORTGAGE, LLC, A LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/15/2005 Recorded Date of DOT: 7/28/2005 Reception No.of DOT: 2005126108 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $247,101.00 Outstanding Principal Amount as of the date hereof: $206,498.10 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 3, BLOCK 2,

GREEN VALLEY RANCH FILING NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 19478 E. 40TH PLACE, DENVER, COLORADO 80249
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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-25-1010630-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000140 To Whom It May Concern: On 3/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LEON PROPERTIES LLC Original Beneficiary: SOCOTRA REIT I LLC Current Holder of Evidence of Debt: SOCOTRA REIT I LLC Date of Deed of Trust (DOT): 5/04/2022 Recorded Date of DOT: 3/17/2022 Reception No.of DOT: 2022066839 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $615,000.00 Outstanding Principal Amount as of the date hereof: $590,414.69 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: DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, AS FOLLOWS: FAILURE TO MEET REPAYMENT TERMS OF EVIDENCE OF DEBT; FAILURE TO PAY ALL TAXES BEFORE THEY BECOME DELINQUENT. 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: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE WEST LINE OF FEDERAL BLVD., 30 FEET WEST AND 402.7 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE FIVE ACRE BLOCK OF P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER FOR A DISTANCE OF 141 FEET; THENCE SOUTH 50 FEET; THENCE EAST 141 FEET TO THE WEST LINE OF FEDERAL BLVD.; THENCE NORTH ALONG THE WEST LINE OF FEDERAL BLVD., 50 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 10 FEET AS CONVEYED TO THE CITY AND COUNTY OF DENVER BY DOCUMENT RECORDED AUGUST 2, 1957 IN BOOK 8071 AT PAGE 182, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 745 FEDERAL BOULEVARD, 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 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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: COAN PAYTON & PAYNE LLC Denver Registration #: 38939 MICHAEL C. PAYNE, 1711 61ST AVE., STE. 100, GREELEY, CO 80634 Phone #: 970-339-3500 Attorney File #: 19-1146-101

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Larimer Combined Court**
**Case No. 2024PR030850**
**In the Matter of the Estate of**
**JEROME ANTHONY MCKINNON JR., Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the 201 LA PORTE AVENUE FORT COLLINS, CO 80521 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: June 6, 2025
Second Publication: June 13, 2025
Third Publication: June 20, 2025
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**
**Case No. 25CV245**

Public Notice is given that a Petition for a Change of Name of a Minor Child has been filed with the **DENVER DISTRICT** Court on June 5, 2025.
The Petition requests that the name of DANIEL
MARTINES BATRES JR. be changed to YOVANNY MARTINES BATRES.
Clerk of the Court
First Publication: June 13, 2025
Second Publication: June 20, 2025
Third Publication: June 27, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR030338, Division: 3**
**In the Matter of the Estate of**
**Irving Martin Rozansky *a/k/a* Irving M. Rozansky *a/k/a* Irving Rozansky, 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 October 13, 2025, or the claims may be forever barred.
ALLEN ROZANSKY, Esq., Atty. Reg. #24770
Personal Representative
Rozansky Law LLC
2301 Blake Street
Denver, Colorado 80205
Phone Number:(303) 263-9294
FAX Number: (303) 484-3995
E-mail: allen@estate-protector.com
First Publication: June 13, 2025
Second Publication: June 20, 2025
Third Publication: June 27, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000167 To Whom It May Concern: On 4/04/2025 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: RICK THURMAN Original Beneficiary: MELLISA GRANELL N/K/A MELLISA CRONK Current Holder of Evidence of Debt: MELLISA CRONK Date of Deed of Trust (DOT): 9/06/2024 Recorded Date of DOT: 11/08/2024 Reception No.of DOT: 2024104147 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $59,406.00 Outstanding Principal Amount as of the date hereof: $82,146.37 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER 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:
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 830 SHERMAN STREET, UNIT 106, DENVER, CO 80203
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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: ROBINSON & HENRY, P.C. Denver Registration #: 35220 ERIC N KIBEL, 216 16TH STREET, SUITE 750, DENVER, CO 80202 Phone #: (720) 637-7364 Attorney File #: 830 SHERMAN STREET, UNIT 106

EXHIBIT A - LEGAL DESCRIPTION

CONDOMINIUM UNIT 106, TOGETHER WITH A RIGHT TO USE OUTDOOR PARKING SPACE 4 AND STORAGE SPACE 17, SHERMAN SQUARE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED AUGUST 1, 1996 AT RECEPTION NO. 9600106356, AND AMENDMENT THERETO RECORDED OCTOBER 31, 1996 AT RECEPTION NO. 9600150433 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR SHERMAN SQUARE CONDOMINIUMS, RECORDED MAY 15, 1996 AT RECEPTION NO. 9600065135, AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION, RECORDED OCTOBER 31, 1996 AT RECEPTION NO. 9600150432, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Salims Silver Star Automobiles Service**, Inc., 1034 S. Tejon St., Colorado Springs, CO 80903.
Phone: (719) 475-7070.

| **YEAR/MAKE/MODEL/TYPE/COLOR** | **VIN** |
|---|---|
| **2016 MERCEDES-BENZ S550 CP BLACK** | **015826** |

Date of Publication: June 20, 2025
Published: Intermountain Jewish News

Denver Probate Court
County, Colorado
Court Address: 1437 Bannock St., Ste 230
Denver, Colorado 80202
**In the Matter of the Estate of: ASTER OKAIN**
**Deceased**

Case Number: 2025PR030555
Division 3

**NOTICE OF HEARING BY PUBLICATION**
**PURSUANT TO § 15-10-401, C.R.S.**

To: Aster Okain, deceased
Last Known Address, if any: 2995 Quebec St., Denver, CO 80207
A hearing on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative (title of pleading) for (brief description of relief requested) the appointment of Velvetta Jackson, Director of Revenue at Center at Lowry, as Personal Representative of the Estate of Aster Okain.
Will be held at the following time and location or at a later date to which the hearing may be continued:
**Date:** July 23, 2025 **Time:** **9:00 am** **Courtroom or Division:** 3rd
**Address:** 1437 Bannock St., Ste 230, Denver, Colorado 80202
The hearing will take approximately 30 minutes.
Velvetta Jackson, Center at Lowry
Type or Print name of Person Giving Notice
c/o Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Pkwy., Ste 312,
Greenwood Village, CO 80111
J. Aaron Atkinson #34564
Torie Huddleston #58540
Attorney or Party Without Attorney (Name and Address):
HACKSTAFF SNOW ATKINSON & GRIESS, LLC
5105 DTC Parkway, Suite 312
Greenwood Village, CO 80111
Phone Number: (303) 534-4317
Fax Number: (303) 534-4309
E-mail: aa@hsaglaw.com
thuddleston@hsaglaw.com
First Publication: June 20, 2025

*Intermountain Jewish News*
Legal Notices, June 20, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Second Publication: June 27, 2025
Third Publication: July 4, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**Denver Probate Court**
**Case Number: 2025PR30479**
**In the Matter of the Estate of**
**Hazel Dean Thomas, 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, on or before October 6, 2025, or the claims may be forever barred.

Linda Duncan
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
For Linda Duncan
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: June 6, 2025
Second Publication: June 13, 2025
Third Publication: June 20, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000145 To Whom It May Concern: On 3/20/2025 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: JOANN KEYS and STERLING M. KEYS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE MALL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: BANK OF AMERICA, N.A. Date of Deed of Trust (DOT): 9/09/2003 Recorded Date of DOT: 9/22/2003 Reception No.of DOT: 2003198339 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $58,000.00 Outstanding Principal Amount as of the date hereof: $27,549.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 23 AND 24, BLOCK 13, STRAYERS PARK VIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3000 JASMINE 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 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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 #: 25-034387

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000174 To Whom It May Concern: On 4/07/2025 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: FRANCES P. DURAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMEXPRESS

MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE COLT 2021-4 MORTGAGE LOAN TRUST, A NEW YORK COMMON LAW TRUST Date of Deed of Trust (DOT): 8/05/2021 Recorded Date of DOT: 8/11/2021 Reception No.of DOT: 2021151240 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $712,500.00 Outstanding Principal Amount as of the date hereof: $712,300.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 10, PINEHURST ESTATES COUNTRY CLUB ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 5295 WEST PRINCETON DRIVE, DENVER, CO 80235
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: CO22223

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000184 To Whom It May Concern: On 4/10/2025 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: JAMAL JONES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, 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): 5/20/2022 Recorded Date of DOT: 5/26/2022 Reception No.of DOT: 2022070877 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $245,532.00 Outstanding Principal Amount as of the date hereof: $240,852.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 8, AND THE SOUTH 12.5 FEET OF LOT 7, AND THE NORTH 18.75 FEET OF LOT 9, BLOCK 15, CHAMBERLIN'S COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2430 PONTIAC ST, DENVER, CO 80207-3549
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 August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: CO24659

PUBLIC NOTICE

*Intermountain Jewish News*
Legal Notices, June 20, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000180 To Whom It May Concern: On 4/09/2025 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: DENISE L. BELK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CHAMPIONS FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV1 Date of Deed of Trust (DOT): 9/28/2022 Recorded Date of DOT: 10/03/2022 Reception No.of DOT: 2022127415 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $315,000.00 Outstanding Principal Amount as of the date hereof: $310,470.94 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 26, BLOCK 2, KENTUCKY GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4921 W TENNESSEE AVENUE, DENVER, COLORADO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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-25-1012494-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000171 To Whom It May Concern: On 4/04/2025 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: CORELLA SCOTT and TISLA J. AKBAR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 3/30/2007 Recorded Date of DOT: 4/18/2007 Reception No.of DOT: 2007062136 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $157,771.00 Outstanding Principal Amount as of the date hereof: $112,490.67 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 43, BLOCK 1, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 12270 EAST 51ST AVENUE, 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 August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 25-034493

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000183 To Whom It May Concern: On 4/10/2025 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: ASHLEY D BENTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE , INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/12/2019 Recorded Date of DOT: 7/16/2019 Reception No.of DOT: 2019091734 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $169,750.00 Outstanding Principal Amount as of the date hereof: $167,370.95 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 4400 S QUEBEC ST UNIT # R207, DENVER, CO 80237
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 25-034522

LEGAL DESCRIPTION

Condominium Unit No. 207, Building No. R, BRANDYCHASE AT EASTMOOR PARK, in accordance with the Declaration recorded on March 28, 1979 in Book 1878 at Page 367 and Condominium Map recorded on March 28, 1979 in Map Book 11 at Page 20 and Amended Map recorded August 13, 1979 in Map Book 13 at Page 14 of the Denver County records, together with the exclusive right to use the following limited common elements: Park Space N/A, City and County of Denver, State of Colorado

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000181 To Whom It May Concern: On 4/09/2025 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: JAIRO E DIAZ and CYNTHIA JACOBO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 2/12/2022 Recorded Date of DOT: 2/23/2022 Reception No.of DOT: 2022024855 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $301,180.00 Outstanding Principal Amount as of the date hereof: $286,438.18 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: LOT 9, BLOCK 6, MARLAND HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1242 SOUTH SENECA WAY, DENVER, CO 80223-2927
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 August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 00000010425114

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000161 To Whom It May Concern: On 4/02/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES L. GREENWOOD and JOELLEN S. GREENWOOD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-45T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-45T1 Date of Deed of Trust (DOT): 10/25/2006 Recorded Date of DOT: 11/14/2006 Reception No.of DOT: 2006182857 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $504,000.00 Outstanding Principal Amount as of the date hereof: $615,951.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 1 TO 3, INCLUSIVE, EXCEPT THE REAR OR EASTERLY 8 FEET, BLOCK 3, BELL PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2290 LEYDEN ST, DENVER, CO 80207-3939
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 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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 #: CO21180

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000165 To Whom It May Concern: On 4/03/2025 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: OSCAR ARRINGTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION DBA GOODLIFE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 1/03/2024 Recorded Date of DOT: 1/10/2024 Reception No.of DOT: 2024002215 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $645,000.00 Outstanding Principal Amount as of the date hereof: $259,591.07 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT 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: ALL THE FOLLOWING DESCRIBED LOTS OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, TO WIT: LOTS 29 AND 30, BLOCK 7, BURNS SUNSET HEIGHTS. Which has the address of 435 PERRY ST., DENVER, CO 80204-4715
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 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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-25-1011789-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000156 To Whom It May Concern: On 4/01/2025 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: ALBERT GIDEON BENJAMIN, TRUSTEE OF THE GISELLA BENJAMIN NAVARRO TRUST UNDER INSTRUMENT DATED JULY 30, 2013 Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 6/23/2020 Recorded Date of DOT: 7/02/2020 Reception No.of DOT: 2020092462 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $938,250.00 Outstanding Principal Amount as of the date hereof: $341,069.42 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 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: LOT 1, BLOCK 1, COLUMBINE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4280 E ILIFF AVENUE, 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 July 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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 #: CO24551

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000160 To Whom It May Concern: On 4/01/2025 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: KEILA MONET WILLIAMS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/03/2021 Recorded Date of DOT: 12/08/2021 Reception No.of DOT: 2021224493 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $166,250.00 Outstanding Principal Amount as of the date hereof: $159,191.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO

AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2190 S HOLLY ST UNIT 218, DENVER, CO 80222-5623
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 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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 #: 25-034472

LEGAL DESCRIPTION

Condominium Unit 218C, The Newport Place Condominium, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Newport Place Condominiums, recorded December 11, 1980 in Book 2286 at Page 445, and Map recorded December 11, 1980 in Book 18 at Page 37, City and County of Denver, Colorado records, together with the right to the exclusive use of Parking Space No. N/A and/or Carport No. 8, City and County of Denver, State of Colorado.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000157 To Whom It May Concern: On 3/28/2025 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: RENEE L. COHEN Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 8/31/2010 Recorded Date of DOT: 9/07/2010 Reception No.of DOT: 2010100085 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $224,232.00 Outstanding Principal Amount as of the date hereof: $219,286.15 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 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, BLOCK 1, POINT SOUTH AMENDED, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2912 S WABASH CIR, DENVER, CO 80231
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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 #: 00000010399319

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000142 To Whom It May Concern: On 3/18/2025 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: MONTANA VILLAGE DEVELOPERS, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary:

INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 12/29/2022 Recorded Date of DOT: 1/05/2023 Reception No.of DOT: 2023001015 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:
$8,575,000.00 Outstanding Principal Amount as of the date hereof: $8,571,781.05 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 9 THROUGH 14 AND THE NORTH 1/2 OF LOT 15, BLOCK 5 FISK'S BROADWAY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO EXCEPTING THEREFROM THAT LAND DESCRIBED IN THE DEED TO CITY AND COUNTY OF DENVER RECORDED JULY 11, 2022 UNDER RECEPTION NO. 2022092756. Which has the address of 2650 S DELAWARE STREET, 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 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 2650 S DELAWARE STREET

**NOTICE OF SALE**

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

| **YEAR/MAKE/MODEL** | **VIN** |
|---|---|
| 2007 Cadillac Escalade | 426467 |

Date of Publication: June 20, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000169 To Whom It May Concern: On 4/04/2025 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: KEYSCHA MAE MACIAS and LUIS MIGUEL MACIAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CMG MORTGAGE, INC., DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CMG MORTGAGE, INC. Date of Deed of Trust (DOT): 3/24/2020 Recorded Date of DOT: 3/31/2020 Reception No.of DOT: 2020044531 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $279,276.00 Outstanding Principal Amount as of the date hereof: $256,160.99 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 5, BLOCK 46, ATHMAR PARK UNIT NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1045 S TEJON ST, DENVER, CO 80223
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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-25-1010751-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000162 To Whom It May Concern: On 4/02/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL MARTINEZ Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 5/08/2024 Recorded Date of DOT: 5/10/2024 Reception No.of DOT: 2024042753 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $314,000.00 Outstanding Principal Amount as of the date hereof: $314,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: EAST HALF OF LOT 1, BLOCK 2, SHERIDAN TERRACE, FILING NO. 2,,,CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5162 W NEVADA PL, 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 July 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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 #: 24CO00509-1

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000173 To Whom It May Concern: On 4/07/2025 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: PAUL NTEYAFA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR M2 LENDING SOLUTIONS, LLC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: AMERIHOME MORTGAGE COMPANY, LLC Date of Deed of Trust (DOT): 10/28/2021 Recorded Date of DOT: 11/02/2021 Reception No.of DOT: 2021204327 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $203,200.00 Outstanding Principal Amount as of the date hereof: $198,162.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, 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: UNIT 12, BUILDING 14, HAMPDEN COURT CONDOMINIUMS, AS SHOWN ON THE CONDOMINIUM MAP RECORDED OCTOBER 17, 1978 AT RECEPTON NO. 29628 AND SUBJECT TO THE DECLARATION FOR HAMPDEN COURT CONDOMINIUMS RECORDED OCTOBER 4, 1978 IN BOOK 1762 AT PAGE 55 AND AS AMENDED BY INSTRUMENT RECORDED OCTOBER 24, 1978 IN BOOK 1775 AT PAGE 188 AND AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 8, 1978 IN BOOK 1784 AT PAGE 485, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9444 E GIRARD AVE, APARTMENT 12, DENVER, CO 80231
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1011480-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000172 To Whom It May Concern: On 4/04/2025 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: BRENT E. KELLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC. Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 2/05/2010 Recorded Date of DOT: 2/18/2010 Reception No.of DOT: 2010018600 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $164,250.00 Outstanding Principal Amount as of the date hereof: $143,526.33 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 THE NORTH 1/3 OF LOT 23, BLOCK 15, ARLINGTON PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 415 WASHINGTON STREET, DENVER, CO 80203
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 00000010403772

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000158 To Whom It May Concern: On 3/28/2025 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: CHRISTINA EVELYN JONES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/04/2019 Recorded Date of DOT: 4/09/2019 Reception No.of DOT: 2019042244 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $340,470.00 Outstanding Principal Amount as of the date hereof: $315,749.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 10, BLOCK 7, GREEN VALLEY RANCH FILING NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3811 LISBON COURT, 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 July 31, 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: 6/06/2025 Last Publication: 7/04/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/13/2025 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 #: 25-034474

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000152 To Whom It May Concern: On 3/26/2025 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: MARK BRASUELL and AIDAN M. GREY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 2/08/2022 Recorded Date of DOT: 2/17/2022 Reception No.of DOT: 2022022592 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $504,000.00 Outstanding Principal Amount as of the date hereof: $481,454.59 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 5, GREEN VALLEY RANCH FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4882 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 July 24, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/30/2025 Last Publication: 6/27/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/06/2025 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 #: 00000010412401

**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 #** |
|---|---|
| **2003 Cadillac Deville** | **200470** |
| **2023 Pace American INC 6X12TARDJ** | **045976** |
| **2007 Lexus RX350** | **025897** |

Date of Publication: June 20, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000151 To Whom It May Concern: On 3/26/2025 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: CLYDE W WALLACE and NAIME WALLACE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERBANK Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 3/06/2008 Recorded Date of DOT:

4/10/2008 Reception No.of DOT: 2008048790 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $147,811.00 Outstanding Principal Amount as of the date hereof: $110,992.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 6, BLOCK 2, GREEN VALLEY RANCH FILING NO. 22, COUNTY OF DENVER, STATE OF COLORADO Which has the address of 21411 E 47TH AVENUE, 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 July 24, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/30/2025 Last Publication: 6/27/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/06/2025 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 #: 00000010415966

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000178 To Whom It May Concern: On 4/09/2025 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: KURTIS L. KEELE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 6/23/2021 Recorded Date of DOT: 7/07/2021 Reception No.of DOT: 2021127763 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $499,500.00 Outstanding Principal Amount as of the date hereof: $178,576.95 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: LOTS 27 AND 28, BLOCK 52, P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 27 NORTH LOWELL BLVD., 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 August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: CO24653

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/TYPE/COLOR VIN**

**2009 DODGE CHALLENGER CP BLACK 511752**
Date of Publication: June 20, 2025
Published: Intermountain Jewish News

**NOTICE OF SALE BY**
**ELITE TOWING & RECOVERY**
**7070 Smith Rd**
**Denver, Co 80207**
**720-295-6062**

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

| YEAR/MAKE/MODEL | VIN # |
|---|---|
| 1999 MERCEDES-BENZ ML320 | 098476 |
| 2001 HONDA CH80 | 602016 |
| 2007 FORD ECONOLINE | A22164 |
| 2013 KIA FORTE | 722330 |
| 1988 KAWASAKI ZG1200 | 500577 |
| 2013 KIA SPORTAGE | 421278 |
| 2006 FORD EXPLORER | B09457 |
| 2000 SUBARU FORESTER | 729795 |
| 1999 JEEP GRAND CHEROKEE | 746747 |
| 2008 CADILLAC STS | 102407 |
| 2012 JEEP LIBERTY | 206634 |
| 2006 ACURA TL | 065971 |
| 2008 CHRYSLER SEBRING | 151208 |
| 2004 HONDA PILOT | 530796 |
| 2011 LAND ROVER LR4 HSE | 567812 |
| 2008 KIA SPECTRA | 577690 |
| 2014 NISSAN VERSA | 817055 |
| 2002 MERCEDES-BENZ ML320 | 351709 |
| 2008 PONTIAC G6 | 126607 |
| 2002 CHEVROLET SILVERADO | 228823 |
| 2005 TOYOTA SIENNA | 230519 |
| 2017 FORD ESCAPE | B52890 |
| 2002 PONTIAC BONNEVILLE | 102619 |
| 2001 TOYOTA CELICA | 105600 |
| 2004 JEEP GRAND CHEROKEE | 170076 |
| 2003 OLDSMOBILE ALERO | 188847 |

Date of Publication: June 20, 2025
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NOTICE OF BUDGET
(Pursuant to 29-1-106, C.R.S.)

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of the Colorado Channel Authority (CCA) for the fiscal year July 1, 2025 through June 30, 2026. A copy of such proposed budget has been filed in the office of CCA at the Office of Legislative Legal Services, State Capitol Building, Room 091, 200 East Colfax Avenue, Denver, Colorado, Attention: Jennifer Berman where the same is open for public inspection. Such proposed budget will be considered at a virtual meeting of the Board of Directors of CCA to be held on June 20, 2025 at 1:30 p.m. Information on how to listen to the meeting can be found at https://www.coloradochannel.net. Any interested elector within CCA's boundaries may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.
Date of Publication: June 20, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000192 To Whom It May Concern: On 4/15/2025 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: TATYANA NOVIKOVA Original Beneficiary: FIRST DENVER MORTGAGE COMPANY Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 11/26/1996 Recorded Date of DOT: 12/02/1996 Reception No.of DOT: 9600164131 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $33,750.00 Outstanding Principal Amount as of the date hereof:
$6,161.46 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 10150 EAST VIRGINIA AVENUE, #4-307, DENVER, COLORADO 80231

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1012183-LL

**2025-000192**

EXHIBIT A

CONDOMINIUM UNIT NUMBER 307, BUILDING NUMBER 4, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK PARK CONDOMINIUMS, RECORDED APRIL 2, 1980 IN BOOK 2133 AT PAGE 357 AND AMENDMENT AND SUPPLEMENT RECORDED OCTOBER 24, 1980 IN BOOK 2256 AT PAGE 506 AND MAP RECORDED ON APRIL 2, 1980 IN BOOK 16 AT PAGE 27, 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, COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE (S) NO. 70, GARAGE SPACE NO. N / A, AND STORAGE LOCKER NO. 22, IN BUILDING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR030244**
**In the Matter of the Estate of**
**VIRGINIA W. VINYARD, 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 October 24, 2025, or the claims may be forever barred.

Anne Vinyard
Personal Representative
c/o Charles A. Miller
4500 E. Cherry Creek S. Dr. Suite 1080
Denver, CO 80246

CHARLES A. MILLER, Esq. Atty. Reg. #: 5841
Attorney for the Personal Representative
Miller & Urtz, LLC
4500 E. Cherry Creek S. Drive, Suite 1080
Denver, CO 80246
Phone Number: 303.861.1200
FAX Number:303.830.0115
E-mail: cam@millerurtz.com
First Publication: June 20, 2025
Second Publication: June 27, 2025
Third Publication: July 4, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**Denver Probate Court**
**Case Number: 2025PR30243**
**In the Matter of the Estate of**
**Kimberly Yale, 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, on or before October 6, 2025, or the claims may be forever barred.

Kirk Yale
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363

*Intermountain Jewish News*
Legal Notices, June 20, 2025
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For Kirk Yale
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: June 6, 2025
Second Publication: June 13, 2025
Third Publication: June 20, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**District Court, Jefferson County**
**Case No. 2025PR30641, Division: 11**
**In the Matter of the Estate of**
**Ellen Kelley a/k/a Ellen M. Kelley, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Jefferson, County, Colorado, on or before October 20, 2025, or the claims may be forever barred.

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

Denise Hoffman White, Esq., Atty. Reg. #33143
Joseph A. Orrino, Esq., Atty. Reg. #50499
Laura K. Ross, Esq., Att. Reg. #57481
Attorneys for the Personal Representative
Hoffman Nies Dave &Meyer LLP
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140
FAX Number: (303) 860-7344
Email: dhoffman@hn-colaw.com,
jorrino@hn-colaw.com, lross@hn-colaw.com
First Publication: June 20, 2025
Second Publication: June 27, 2025
Third Publication: July 4, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000144 To Whom It May Concern: On 3/19/2025 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: CAROLIN GRACE MAFE and DAVID A. MAFE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 6/18/2021 Recorded Date of DOT: 6/22/2021 Reception No.of DOT: 2021119165 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $595,000.00 Outstanding Principal Amount as of the date hereof: $527,490.53 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 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 33, BLOCK 3, GUN CLUB, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8101 E DARTMOUTH AVE UNIT 62, DENVER, CO 80231
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last

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Legal Notices, June 20, 2025
www.ijn.com/legal-notices
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Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 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 #: 25-034394

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 Colorado Jeep**, 350 S. Havana, Aurora, CO 80012.
Phone: (303) 309-8400.

| **YEAR/MAKE/MODEL/TYPE/COLOR** | **VIN** |
|---|---|
| **2016 JEEP RENEGADE UP GRAY** | **E09416** |

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Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000141 To Whom It May Concern: On 3/18/2025 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: CHRIS MARTIN SANCHEZ Original Beneficiary: SOOPER CREDIT UNION Current Holder of Evidence of Debt: SOOPER CREDIT UNION Date of Deed of Trust (DOT): 8/02/2022 Recorded Date of DOT: 8/12/2022 Reception No.of DOT: 2022106895 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $450,000.00 Outstanding Principal Amount as of the date hereof: $446,862.56 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 29 AND 30, BLOCK 5, THIRD ADDITION TO PARK HILL HEIGHTS AND LOTS 15 AND 16, BLOCK 10, FIRST ADDITION TO PARK HILL HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3031 BIRCH ST, DENVER, COLORADO 80207
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 3031 BIRCH ST

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000138 To Whom It May Concern: On 3/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NATASHA ORNELAS Original Beneficiary: PINETREE FINANCIAL CORPORTATION Current Holder of Evidence of Debt: PINETREE FINANCIAL CORPORATION Date of Deed of Trust (DOT): 5/20/2022 Recorded Date of DOT: 5/25/2022 Reception No.of DOT: 2022070229 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $625,000.00 Outstanding Principal Amount as of the date hereof: $197,229.99 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINICPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 20, AND THE SOUTH 20 FEET OF LOT 21, BLOCK 14, GARDEN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4483 NORTH SHERMAN STREET, DENVER, CO 80216
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 17, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/23/2025 Last Publication: 6/20/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOSTER GRAHAM MILSTEIN & CALISHER LLP Denver Registration #: 26809 ROBERT GRAHAM, 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 Phone #: 3033339810 Fax #: 303-333-9786 Attorney File #: 27372.0014

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000179 To Whom It May Concern: On 4/09/2025 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: JOYCE ANNE RUPP-WHITNEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 9/29/2017 Recorded Date of DOT: 10/05/2017 Reception No.of DOT: 2017131496 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $637,500.00 Outstanding Principal Amount as of the date hereof: $214,625.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THE FOLLOWING REAL PROPERTY IN THE DENVER, COUNTY OF DENVER, AND STATE OF COLORADO, TO WIT: LOT 44, BLOCK 13, SHERMAN SUBDIVISION, COUNTY OF DENVER. Which has the address of 1209 S PENNSYLVANIA STREET, DENVER, CO 80210
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: 25-034542

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000177 To Whom It May Concern: On 4/08/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DONNA MAE RANDOLPH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 8/15/2022 Recorded Date of DOT: 8/24/2022 Reception No.of DOT: 2022112668 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $1,140,000.00 Outstanding Principal Amount as of the date hereof: $470,355.67 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 OF LOT FIFTEEN (15) AND THE EASTERLY TEN (10) FEET OF LOT THIRTEEN (13), EXCEPT THE NORTHERLY TEN (10) FEET THEREOF AND THE EASTERLY TEN (10) FEET OF LOT FOURTEEN (14) KIMBALL-KROFT CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 1309 E AMHERST AVENUE, DENVER, CO 80210
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 7, 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: 6/13/2025 Last Publication: 7/11/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2025 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 #: CO24611

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000194 To Whom It May Concern: On 4/16/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: VELMA C JACOBSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 5/18/2016 Recorded Date of DOT: 5/24/2016 Reception No.of DOT: 2016067100 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $501,750.00 Outstanding Principal Amount as of the date hereof: $120,975.62 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: 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: LAND SITUATED IN THE CITY OF DENVER IN THE COUNTY OF DENVER IN THE STATE OF CO THE EAST 37.6 FEET OF LOTS 1 TO 4, INCLUSIVE, BLOCK 28, RAE'S RESUBDIVISION OF BLOCK 28, 29, 30, POTTER HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2750 W 34TH 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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026235

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000193 To Whom It May Concern: On 4/15/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JASON SALAS DE VIALPANDO and LEANNA L. SALAS Original

Beneficiary: BELLCO CREDIT UNION Current Holder of Evidence of Debt: BELLCO CREDIT UNION Date of Deed of Trust (DOT): 7/01/2022 Recorded Date of DOT: 7/15/2022 Reception No.of DOT: 2022094972 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $83,000.00 Outstanding Principal Amount as of the date hereof: $81,183.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 29 AND 30 AND THE NORTH 1/2 OF LOT 28, BLOCK 8, CHARLOTTE MCKEE'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3651 NORTH STEELE 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 August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034367

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000149 To Whom It May Concern: On 3/24/2025 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: ERIC JAMES ADKINS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS Current Holder of Evidence of Debt: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 7/29/2022 Recorded Date of DOT: 8/02/2022 Reception No.of DOT: 2022101711 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $362,142.00 Outstanding Principal Amount as of the date hereof: $355,409.20 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 5800 TOWER RD APARTMENT 1205, 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 July 24, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/30/2025 Last Publication: 6/27/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/06/2025 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 #: 25CO00130-1

CONDOMINIUM UNIT 1205, WILDHORSE RIDGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON DECEMBER 21, 2005, AT RECEPTION NO. 2005215753 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR WILDHORSE RIDGE CONDOMINIUMS, RECORDED ON SEPTEMBER 22, 2004, AT RECEPTION NO. 2004197365, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000148 To Whom It May Concern: On 3/21/2025 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: ANTHONY DAVID JONES II Original Beneficiary: WELCOME TO REALTY, LLC 401K PSP Current Holder of Evidence of Debt: WELCOME TO REALTY, LLC 401K PSP Date of Deed of Trust (DOT): 9/26/2024 Recorded Date of DOT: 9/27/2024 Reception No.of DOT: 2024090328 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $5,000.00 Outstanding Principal Amount as of the date hereof: $5,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3511 W ALASKA PL, 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 July 24, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/30/2025 Last Publication: 6/27/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/06/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HATCH RAY OLSEN CONANT LLC Denver Registration #: 40269 CHRISTOPHER J. CONANT, 730 SEVENTEENTH STREET, SUITE 200, DENVER, CO 80202 Phone #: 303-298-1800 Attorney File #: 3511 W ALASKA PL

EXHIBIT A
(Legal Description)
LOTS 36 & 37 BLOCK 9 ADAMS PARK, 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. 25PR30593**
**In the Matter of the Estate of**
**Ilene M. Johnson aka Ilene Marie Johnson and Ilene Johnson, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe County, Colorado on or before October 20, 2025 or the claims may be forever barred.
STEPHEN WILSON, Esq.
Attorney for the Personal Representative
Law Office of Stephen Wilson, LLC
1000 E. 16th Ave., Suite 210
Denver, CO80218
303-586-5005 (Office)
303-223-3479 (Fax)
First Publication: June 20, 2025
Second Publication: June 27, 2025
Third Publication: July 4, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000185 To Whom It May Concern: On 4/11/2025 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: CHRISTINA NICHOLE SEACRIST Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THOMPSON KANE & COMPANY, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME

LENDING, LLC Date of Deed of Trust (DOT): 8/19/2020 Recorded Date of DOT: 8/21/2020 Reception No.of DOT: 2020131942 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $222,888.00 Outstanding Principal Amount as of the date hereof: $204,196.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4760 S WADSWORTH BLVD UNIT C206, DENVER, CO 80123
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 14, 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: 6/20/2025 Last Publication: 7/18/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034191

LEGAL DESCRIPTION

BUILDING C, UNIT 206, PARKING UNIT 55, MIRALAGO AT MARSTON LAKE, IN ACCORDANCE WITH AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR MIRALAGO AT MARSTON LAKE RECORDED ON APRIL 26, 2000 AS RECEPTION NO. 2000057832, AND ANNEXATION RECORDED JUNE 26, 2000 AT RECEPTION NO. 200088576, AND ACCORDING TO THE CONDOMINIUM MAP RECORDED ON APRIL 26, 2000 AS RECEPTION NO. 2000057833 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2024CV031434
DIVISION NO. 466

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

Plaintiff, Leyden Walk Owners Association, Inc.
v.
Defendants, NEIL D. ROSENFELD GST EXEMPT TRUST
Regarding: A part of Lot 28, Block 9, Capitol Hill Terrace, City and County of Denver, State of Colorado, more particularly described as follows:
Beginning at the Southeast Corner of Lot 25, Block 9, Capitol Hill Terrace;
Thence North 89 Degrees 24 Minutes 19 Seconds West along the South Line of said Lot, 82.81 Feet;
Thence North 00 Degrees 35 Minutes 12 Seconds East, 77.34 Feet to the True point of beginning;
Thence Continuing along the above described course, 15.58 ft;
Thence North 89 Degrees 24 Minutes 48 Seconds West, 36.04 Feet;
Thence South 00 Degrees 35 Minutes 12 Seconds West, 15.58 Feet;
Thence South 89 Degrees 24 Minutes 48 Seconds East, 36.04 Feet to the true point of beginning.
Also known as: 6363 E Ohio Ave, Denver CO 80224
TO THE ABOVE NAMED DEFENDANTS, Please take notice:
You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 31st day of July 2025, at the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver, CO 80202; phone number 720-865-9556. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

****BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT TIME OF SALE. PLEASE MAKE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT****

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.
**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.**

*Intermountain Jewish News*
Legal Notices, June 20, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq.
This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated March 23, 2025, and C.R.S. 38-38-101 et seq., by Leyden Walk Owners Association, Inc., the current holder of a lien recorded on May 12, 2023 at Rec. No. 2023043372, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Declaration for Leyden Walk recorded on January 11, 2001at Reception No. 2001005315 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Leyden Walk Owners Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**
You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale
Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.
In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.
DATED in Colorado this 12th day of May, 2025.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
ATTORNEY FOR THE PLAINTIFF:
ORTEN CAVANAGH HOLMES & HUNT, LLC
1445 Market Street, Suite 350
Denver, CO 80202
First Publication: June 6, 2025
Last Publication: July 3, 2025
Published In:The Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR030312**
**In the Matter of the Estate of**
**CHARLES ETTA UNDERWOOD, 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 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: June 13, 2025
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Third Publication: June 27, 2025
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**District Court, Arapahoe County**
**Case Number: 25PR30066**
**In the Matter of the Estate of**
**Paulette L. Williams, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Arapahoe District Court Probate Division, on or before October 13, 2025, or the claims may be forever barred.

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

John A.M. Ferguson Jr. #52363
For James Thomas

*Intermountain Jewish News*
Legal Notices, June 20, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Hold Fast Legal LLC
1999 Broadway Ste 730
Denver CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: June 13, 2025
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**District Court, Boulder County**
**Case Number: 2025PR030247**
**In the Matter of the Estate of**
**Sean Wesley Kelley, 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 Boulder County, Colorado, on or before October 6, 2025, or the claims may be forever barred.

Kerry Kelley
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
For Kerry Kelley
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: June 6, 2025
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR030744**
**In the Matter of the Estate of**
**BARBARA FAITH CARR, BARBARA F. CARR, BARBARA CARR, BOBBIE FAITH CARR, BOBBIE F. CARR, BOBBIE CARR, 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 October 20, 2025 or the claims may be forever barred.

JULIE CARR
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: June 20, 2025
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**Denver Probate Court**
**In the Matter of the Estate of: RONALDO ALVAREZ SR.**
**Case Number: 25PR281**
**NOTICE OF HEARING BY PUBLICATION**
**PURSUANT TO §15-10-401, C.R.S.**

To: ARI ALVAREZ, ELIUD MATTHEW TOLLIVER
Last Known Address, if any: N/A

A hearing on Petition for Adjudication for Petition for personal representative for fathers estate will be held at the following time and location or at a later date to which th hearing may be continued:

**Date:** July 4, 2025
**Time:** 8:00 a.m.
**Address:** Denver Probate Court
1437 Bannock St., #230
Denver, CO 80202-5390

RENEISHA ALVAREZ
Person Giving Notice
8229 Cline Mountain St.
Las Vegas, NV 89131
Phone Number: 702-750-7117
First Publication: June 13, 2025
Second Publication: June 20, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000155 To Whom It May Concern: On 3/28/2025 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: MICHAEL DEAN SPAULDING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/17/2021 Recorded Date of DOT: 9/17/2021 Reception No.of DOT: 2021178167 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $348,570.00 Outstanding Principal Amount as of the date hereof: $340,996.29 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 28, BLOCK 13, GUNNISON HEIGHTS, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1635 S QUIVAS ST, DENVER, CO 80223
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 24, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/30/2025 Last Publication: 6/27/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/06/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032150

Denver Probate Court
County, Colorado
Court Address: 1437 Bannock St., Ste 230
Denver, Colorado 80202
**In the Matter of the Estate of: ASTER OKAIN Deceased**
Case Number: 2025PR030555
Division 3
**NOTICE OF HEARING BY PUBLICATION**
**PURSUANT TO § 15-10-401, C.R.S.**

To: Herman E. Bowdry
Last Known Address, if any: 1140 Colorado Blvd., Apt 205, Denver, Colorado 80206
A hearing on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative (title of pleading) for (brief description of relief requested) the appointment of Velvetta Jackson, Director of Revenue for Center at Lowry, as Personal Representative of the Estate of Aster Okain.
will be held at the following time and location or at a later date to which the hearing may be continued:
**Date:** July 23, 2025 **Time: 9:00 am Courtroom or Division:** 3rd

**Address:** 1437 Bannock St., Ste 230, Denver, Colorado 80202
The hearing will take approximately 30 minutes.
Velvetta Jackson, Center at Lowry
Type or Print name of Person Giving Notice
c/o Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Pkwy., Ste 312,
Greenwood Village, CO 80111
J. Aaron Atkinson #34564
Torie Huddleston #58540
Attorney or Party Without Attorney (Name and Address):
HACKSTAFF SNOW ATKINSON & GRIESS, LLC
5105 DTC Parkway, Suite 312
Greenwood Village, CO 80111
Phone Number: (303) 534-4317
Fax Number: (303) 534-4309
E-mail: aa@hsaglaw.com
thuddleston@hsaglaw.com
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR030462**
**In the Matter of the Estate of**
**CAROL JOANNE ROGER aka CAROL J. ROGER aka carol joanne rudnick aka carol j. rudnick, 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 30, 2025 or the claims may be forever barred.

DAVID RUDNICK and JEFFREY ROGER
Co-Personal Representatives
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 Co-Personal Representatives
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
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**NOTICE OF SALE BY**
**AJ Towing LLC**
**4300 Hudson Mile Rd.**
**Watkins CO 80136**
**(303) 900-0076**

The following individuals are hereby notified that their vehicle will be sold at **AJ TOWING, LLC**, 4300 Hudson Mile Rd., Watkins, CO 80136:

| YEAR/MAKE/MODEL | VIN # |
|---|---|
| **2004 VLOKWAGEN TOU** | **030102** |
| **2012 FORD FIESTA** | **218935** |
| **2011 TOYOTA 4RUNNER** | **028102** |
| **2006 HUMMER WAGEN H3** | **315672** |
| **1994 Eagle Summit** | **004863** |

Date of Publication: June 20, 2025
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**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**
**Case No. 25CV30, Courtroom: 320**

Public Notice is given that a Petition for a Change of Name of a Minor Child has been filed with the **DENVER DISTRICT** Court on January 14, 2025.

The Petition requests that the name of ENRIQUE RICKY GARCIA III be changed to RICKY ALEX GARCIA-ALVARADO.
Clerk of the Court
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**District Court, Arapahoe County**
**Case Number: 2025PR30109**
**In the Matter of the Estate of**
**Rosinda M. Casper, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court, Arapahoe County, on or before October 6, 2025, or the claims may be forever barred.

Alvino Salazar
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
For Alvino Salazar
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver CO 80202
303-285-1080
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**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**District Court, Pueblo County**
**Case Number: 2025PR30073**
**In the Matter of the Estate of**
**Barbara Barbari (AKA Barbara Craker), Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Pueblo District Court Probate Division, on or before October 6, 2025, or the claims may be forever barred.

JoJo Valdez
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
For JoJo Valdez
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
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