

**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 #
2001 LEXUS RX	218814
2024 TOYOTA RAV4	137338
2003 NISSAN ALTIMA	102522
2018 BUDDY SCOOTER	122549
1999 MERCEDES-BENZ M-CLASS	111355
2017 MITSUBISHI LANCER	004474

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

District Court, Arapahoe County

Case No. 2025PR030758

In the Matter of the Estate of

HELEN A. DUBALE A/K/A HELEN ASFAW DUBALE, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the ARAPAHOE COUNTY DISTRICT COURT STATE OF COLORADO, 7325 S POTOMAC ST #100, 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: August 8, 2025

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Third Publication: August 22, 2025

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PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00704, Courtroom: 186

Public Notice is given on that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of IGNELY RUIZ CONTRERAS be changed to IGNELY CONTRERAS-RUIZ.

First Publication: August 8, 2025

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

Denver Probate Court

Case Number: 2025PR30752, Division: 3

In the Matter of the Estate of

JAMES DEAN UTT, a/k/a JAMES D. UTT, a/k/a JAMES UTT, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before November 25, 2025, or the claims may be forever barred.

Alexandra Noble

Personal Representative

1645 Delphi Dr.

Charlottesville, VA 22911

Aaron L. Evans, #27270

Devin C. McIlvain, #54140

Attorneys for the Personal Representative

Evans Case, LLP

1660 South Albion Street, Suite 1100

Denver, CO 80222

Phone Number: 303-757-8300

E-Mail: Evans@evanscase.com;

Devin@evanscase.com

First Publication: July 25, 2025

Second Publication: August 1, 2025

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www.ijn.com/legal-notice

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

Denver Probate Court

Case Number: 2025PR30860

In the Matter of the Estate of

Isabel M. Lucero, a/k/a, Maria Isabel Lucero, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before November 25, 2025, or the claims may be forever barred.

Randy Lucero
Personal Representative
4501 West Kentucky Avenue, Lot 80
Denver, Colorado 80219

Michael L. Gilbert, Atty. Reg.#: 3296
Attorney for the Personal Representative
501 South Cherry Street, Suite 660
Glendale, CO 80246
Phone Number: 303-320-4580
FAX Number: 303-320-0648
E-mail: mgillaw@msn.com
First Publication: July 25, 2025
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NOTICE OF SERVICE BY PUBLICATION

SUMMONS BY PUBLICATION

Case Number: 2025CV032387

DENVER DISTRICT COURT STATE OF COLORADO

1437 Bannock Street
Denver, Colorado 80202

Plaintiffs: The Estate of Gertrude Score, Shelly A. Williams as Personal Representative V.

Defendant: Shelley G. Chandler Williams

TO THE ABOVE-NAMED DEFENDANTS: SHELLEY G. CHANDLER WILLIAMS; and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS

ACTION. You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the Clerk of the Denver District Court State of Colorado, an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of the summons shall be complete in the date of the last publication. A copy of the complaint may be obtained from the clerk of the court. If you fail to file your answer, or other response to the complaint in writing, within thirty-five (35) days after the date of the last publication, judgment by default may be rendered against you by the court for the

relief demanded in the complaint without further notice. This C.R.C.P 105 Quiet Title proceeding involves real property located at 2905 North Vine Street, Denver Colorado 80205.

Attorney for Personal Representative: Sydney C. Merrell, Esq. (#57396) Wayne E. Vaden, Esq. (#21026)

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B Denver, CO 80239

(303) 377-2933 Voice

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

Denver Probate Court

Case No. 2025PR030913

Estate of Decedent SAMUEL CHARLES SCHULTZ, aka SAMUEL SCHULTZ, aka

SAMUEL C. SCHULTZ, 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 November 25, 2025 or the claims may be forever barred.

Elizabeth W Hereford
Personal Representative
1277 S. Lincoln Street
Denver, CO 80210

DANIEL J. CULHANE (#22196)
Attorney for the Personal Representative
DANIEL J. CULHANE LLC
1650 Washington Street
Denver, CO 80203

Intermountain Jewish News
Legal Notices, August 8, 2025

www.ijn.com/legal-notice

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

**District Court, Adams County
Case No. 2025PR30008, Division: T1
In the Matter of the Estate of**

RUTH MARIE LEYBA a/k/a RUTH M. LEYBA a/k/a RUTH LEYBA, Deceased.

All persons having claims against the above named estate are required to present them to the Special Administrator or to the District Court of Adams, County, Colorado on or before December 1, 2025, or the claims may be forever barred.

CHRISTOPHER TURNER
Public Administrator, 17th Judicial District
Personal Representative
1760 Gaylord Street
Denver, CO 80206

Christopher Turner, #43245
Public Administrator
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051
christopher@gantenbeinlaw.com
First Publication: August 1, 2025
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000249 To Whom It May Concern: On 5/14/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LINDA DAVIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 4/28/2021 Recorded Date of DOT: 4/29/2021 Reception No. of DOT: 2021083006 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$181,649.00 Outstanding Principal Amount as of the date hereof: \$169,384.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 9340 E CENTER AVE 12 B, DENVER, COLORADO 80247

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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-25-1006684-LL

EXHIBIT A

PARCEL 1: AN UNDIVIDED 1/144TH INTEREST IN AND TO SAID BLOCK 20, WINDSOR GARDENS EAST FILING NO. 2 SUBJECT TO EASEMENTS OF RECORD.

PARCEL II: ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 12-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 980), IN

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BUILDING NO. 61 NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO ON THE 25TH DAY OF JANUARY 1967 IN CONDOMINIUM PLAT BOOK 1 AT PAGE 50, AS AMENDED BY INSTRUMENT RECORDED AUGUST 7, 1967 IN BOOK 9767 AT PAGE 547.

PARCEL III: AN UNDIVIDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED. TOGETHER WITH:

- 1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 133 IN PARKING LOT NO. 20, OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
- 2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
- 3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.
- 4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHERS COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
- 5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Ameri Towing**, 8100 E. Colfax Ave., Denver Co 80220.
Phone: (303) 738-7700.

YEAR/MAKE/MODEL/TYPE/COLOR	VIN
1997 GREAT DANG TRAILER	106001
2010 TOYOTA PRIUS	044574
2011 LINCOLN MKX	J08263
2008 PORSCHE CAYENNE	A54411
2016 KIA SPORTAGE	871316
2016 FORD FUSION HYBRID	389299
2017 FORD FOCUS	347957
2017 FORD FOCUS	245659
2014 FORD FOCUS	134069
2013 FORD FOCUS	150680
1993 PONTIAC GRAND AM	624386
2017 FORD FUSION HYBRID	354826
2013 FORD FUSION	343628
2013 FORD FOCUS	364134
2014 FORD FOCUS	317181
2002 TOYOTA CAMRY	116880
2001 VOLKSWAGON JETTA	051682
2011 JEEP GRAND CHEROKEE	530849
2013 MITSUBISHI LANCER EVOLUTION	014189

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

District Court, Adams County
Case No. 2025PR30466, Division: PR
In the Matter of the Estate of

ROBERTA JEAN LARSON a/k/a ROBERTA J. LARSON a/k/a ROBERTA LARSON, Deceased.

All persons having claims against the above named estate are required to present them to the Special Administrator or to the District Court of Adams, County, Colorado on or before December 8, 2025, or the claims may be forever barred.

Garth Peter
Personal Representative
2633 Orchard Street
Waterloo, IA 50702
Christopher Turner, #43245
Attorney for the Personal Representative
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051
christopher@gantenbeinlaw.com
First Publication: August 8, 2025
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000274 To Whom It May Concern: On 6/02/2025 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: TAMARA BANKS Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 3/20/2017 Recorded Date of DOT: 4/11/2017 Reception No. of DOT: 2017047845 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$40,874.00 Outstanding Principal Amount as of the date hereof:

\$21,728.30 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 2550 WASHINGTON ST N APT # 403, DENVER, CO 80205-3181

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 October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 24CO00416-1

Exhibit A

THE FOLLOWING REAL PROPERTY IN THE CITY AND COUNTY OF DENVER, COLORADO, TO WIT: UNIT 403, THE POINT CONDOMINIUMS, ACCORDING TO THE DECLARATION FOR THE POINT CONDOMINIUMS RECORDED FEBRUARY 6, 2003, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AT RECEPTION NO. 2003020597, AND THE CONDOMINIUM MAP FOR THE POINT CONDOMINIUMS RECORDED FEBRUARY 6, 2003, IN SUCH OFFICE AT RECEPTION NO. 2003020598.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2003248459, OF THE DENVER COUNTY, COLORADO RECORDS.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000231 To Whom It May Concern: On 5/06/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SUSAN A. WILLS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 7/01/2021 Recorded Date of DOT: 7/08/2021 Reception No. of DOT: 2021129079 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$143,600.00 Outstanding Principal Amount as of the date hereof: \$133,682.38 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: CONDOMINIUM UNIT G, BUILDING 13, TAMARON CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED JANUARY 29, 1985 UNDER RECEPTION NO. 70398, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR TAMARON CONDOMINIUMS RECORDED JANUARY 29, 1985 UNDER RECEPTION NO. 70397, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8500 E JEFFERSON AVE APARTMENT 13G, 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 September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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 #: 00000010441517

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000260 To Whom It May Concern: On 5/27/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: THE WRIGHT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LENDINGONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: J.P. MORGAN MORTGAGE TRUST 2023-DSC1 C/O CITIBANK, N.A. AS DELAWARE TRUSTEE Date of Deed of Trust (DOT): 3/02/2022 Recorded Date of DOT: 3/04/2022 Reception No. of DOT: 2022030257 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$248,300.00 Outstanding Principal Amount as of the date hereof: \$238,554.66 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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: THE WEST 1/2 OF LOT 13, BOBO MCINTOSH AND BARTON SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1020 SOUTH IRVING STREET, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO24501

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000259 To Whom It May Concern: On 5/28/2025 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: LORRIN HOUGHTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 1/05/2013 Recorded Date of DOT: 1/30/2013 Reception No. of DOT: 2013013461 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$111,257.00 Outstanding Principal Amount as of the date hereof: \$84,152.28 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: UNIT 103, BUILDING 1, THE CAMBRIDGE SQUARE CONDOMINIUMS, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN ACCORDANCE WITH AND SUBJECT TO THIS DECLARATION OF COVENANTS AND RESTRICTIONS OF THE CAMBRIDGE SQUARE CONDOMINIUMS, RECORDED IN BOOK 1540 AT PAGE 367, CITY AND COUNTY OF DENVER,

STATE OF COLORADO. Which has the address of 3855 SOUTH MONACO PARKWAY UNIT 103, 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 September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO24774

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000261 To Whom It May Concern: On 5/28/2025 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: ERIC HOLM Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 3/10/2022 Recorded Date of DOT: 3/10/2022 Reception No.of DOT: 2022033870 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$199,500.00 Outstanding Principal Amount as of the date hereof: \$191,561.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 813, HAMPDEN EAST CONDOMINIUMS, PHASE III, ACCORDANCE WITH THE CONDOMINIUM DECLARATION ON NOVEMBER 25, 1981 IN BOOK 2490 AT PAGE 190, AND MAP RECORDED ON NOVEMBER 25, 1981 IN BOOK 20 AT PAGE 48, OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 8060 E GIRARD AVE #813, DENVER, CO 80231-4411

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 September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010346997

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000258 To Whom It May Concern: On 5/23/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DEBBIE MITCHELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 9/03/2021 Recorded Date of DOT: 9/22/2021 Reception No.of DOT: 2021180633 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$288,435.00 Outstanding Principal Amount as of the date hereof: \$267,734.71 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 COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM

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

UNIT NO. 305, BUILDING NO. 1, TIMPERLY CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON APRIL 3, 1980, IN BOOK 2134, AT PAGE 342, AND CONDOMINIUM MAP RECORDED ON APRIL 3, 1980, IN BOOK 16, AT PAGE 31, AND AMENDED CONDOMINIUM MAP RECORDED APRIL 14, 1983, IN BOOK 23 AT PAGE 74, OF THE CITY AND COUNTY OF DENVER RECORDERS ALONG WITH THE RIGHT TO USE PARKING SPACE NUMBER 42 AND STORAGE LOCKER NUMBER 305, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1255 NORTH OGDEN STREET #305, 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 September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1013739-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000262 To Whom It May Concern: On 5/28/2025 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: PRIMAL REALTY LLC Original Beneficiary: CAPITAL FUND I, LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 7/18/2024 Recorded Date of DOT: 7/24/2024 Reception No. of DOT: 2024067884 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$361,000.00 Outstanding Principal Amount as of the date hereof: \$361,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 5 AND 6, BLOCK 14, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CTIY AND COUNTY OF,,DENVER, STATE OF COLORADO. Which has the address of 220 S RALEIGH 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 September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 25CO00036-1

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00805

Division: Civil, Courtroom: 100

Public Notice is given on 7/21/25 that a Petition for a Change of Name of an Adult has been filed with the County Court of Denver County, 1437 Bannock Street, Denver, CO 80202.

The Petition requests that the name of ASHLEY PRESCILLA MARTINEZ be changed to ASHLEY PRESCILLA KAIRE.

First Publication: July 25, 2025

Second Publication: August 1, 2025

Third Publication: August 8, 2025

Intermountain Jewish News
Legal Notices, August 8, 2025
www.ijn.com/legal-notice

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

Published: Intermountain Jewish News

District Court, Denver County, Colorado
1437 Bannock Street
Denver, CO80202

In the Matter of the Petition of:

Parent/Petitioner: BATRES, FATIMA

for

Minor Child: MARTINEZ BATRES JR, DANIEL.

**NOTICE TO NON-CUSTODIAL
PARENT BY PUBLICATION**

Case Number: 25CV245

Courtroom: 316

Notice to: DANIEL ROCHA MARTINEZ, non-custodial parent.

Notice is give that a hearing is scheduled as follows:

Date: September 4, 2025

Time: 9:30 am

To **appear** via Webex: 1) Visit www.webex.com or download the **webex app** on your phone

2) Click Join

3) Enter the access code **2598 663 3798**

Join online:

<https://judicial.webex.com/join-d02-dnvr-court-room316>

If you do not have a device that will support a video connection, you may still participate by audio only by calling the following number: 720-650-7664. When prompted enter the following access code or meeting number: 2958-663-3798.

for the purpose of requesting a change of name for

DANIEL MARTINEZ BATRES JR.

At this hearing the Court may enter an order changing the name of the minor child.

To support or voice objection to the propose name change, you musty appear at the hearing.

Date: 07/29/25

FATIMA BATRES

Parent/Petitioner

First Publication: August 1, 2025

Second Publication: August 8, 2025

Third Publication: August 15, 2025

Published: Intermountain Jewish News

**SHERIFF'S NOTICE OF SALE
PER C.R.S. § 38-38-103
(Sheriff Foreclosure)**

Denver County Sheriff Sale No. 25003392

This Combined Notice Concerns a Foreclosure Described as Follows:

Original Debtors on the Lien Being Foreclosed: The Estate of Ernest Borrego; the Estate of Peggy K. Borrego

Original Lien Claimant on the Lien Being Foreclosed: Crays, LLC, a Colorado limited liability company

Current Holder ("Holder") of the Evidence of Debt ("Debt") Secured by the Lien Being Foreclosed: Crays, LLC, a Colorado limited liability company

Date of Court Order Authorizing the Foreclosure: March 12, 2025

Original Principal Balance of Secured Indebtedness: \$150,000.00

Outstanding Principal Balance of Secured Indebtedness: \$150,000.00 as of February 21, 2025. This sum does not include additional interest or other amounts allowed by law.

YOU ARE NOTIFIED AS FOLLOWS:

A proceeding was commenced by the above-referenced Holder to levy and execute on a Judgment entered in the Denver County District Court, State of Colorado, Case No. 2024CV32386.

The above-referenced Court ordered a foreclosure on certain property secured by the Judgment. The undersigned Sheriff has been commanded to sell the following real property which is the subject of this Combined Notice:

THE WEST 1/2 OF LOT 4, BLOCK 2, COTTAGE HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Commonly known as 3266 Utica Street, Denver, Colorado (the "**Property**").

The violation of the covenant of the evidence of debt upon which the foreclosure is based is as follows: Failure to satisfy the Judgment.

You may have an interest in the 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 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 In this regard, you may desire and are advised to consult with your own private attorney.

urther, 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.

THEREFORE, AT 10:00 a.m., on the 25th day of September, 2025, at the front steps of the Denver City and County Building located at 1437 Bannock Street, Denver Colorado 80202, phone number 720-865-9556, the undersigned Sheriff will sell the Property at public auction to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law. All bidders will be required to have in their possession cash or certified funds in the full amount of their bid at the time of sale. Please telephone the Denver County Sheriff, Civil Division, two business days prior to the sale to ascertain the amount of this bid. The highest and best bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN. BIDDERS ARE REQUIRED TO CASH OR CERTIFIED FUNDS MADE PAYABLE TO THE DENVER DISTRICT COURT REGISTRY.

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

Christopher J. Conant, Esq.
Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200, Denver, CO 80202
Telephone: (303) 298-1800
Attorney Reg. No. 40269
DATED: July 3, 2025
Elias Diggins, Sheriff
Denver COUNTY, COLORADO
By: Deputy Sheriff Sergeant R. Line
First Publication: August 1st, 2025
Last Publication: August 29th, 2025
Published In: The Intermountain Jewish News

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

District Court, Jefferson County

Case No. 2025PR30864

Division: 11, Courtroom: 140

In the Matter of the Estate of

RONALD D. PINGENOT a/k/a RONALD DAVID PINGENOT and RON PINGENOT, 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 December 1, 2025, or the claims may be forever barred.

Cheryl A. Pingenot
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111
Denise Hoffman White, Esq., Atty. Reg. #33143
Joseph A. Orino, Esq., Atty. Reg. #50499
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,
jorino@hn-colaw.com
First Publication: August 1, 2025
Second Publication: August 8, 2025
Third Publication: August 15, 2025
Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30783

In the Matter of the Estate of

**GEORGE AARON HALLENBECK, JR., a/k/a GEORGE AARON HALLENBECK, a/k/a GEORGE A.
HALLENBECK, JR., a/k/a GEORGE A. HALLENBECK, a/k/a GEORGE
HALLENBECK, JR., and a/k/a GEORGE
HALLENBECK, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado, on or before December 1, 2025, or the claims may be forever barred.

Judith B. Walker
Personal Representative
c/o Jessica L. Broderick
Taft Stettinius & Hollister LLP
675 Fifteenth Street, Ste. 2300
Denver, CO 80202
Jessica L. Broderick (#40260)
Attorney for the Personal Representative

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

Taft Stettinius & Hollister LLP
675 Fifteenth Street, Ste. 2300
Denver, Colorado 80202
Phone Number: (303) 299-8446
FAX Number: (303) 298-0940
E-mail: jbroderick@taftlaw.com
First Publication: August 1, 2025
Second Publication: August 8, 2025
Third Publication: August 15, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000263 To Whom It May Concern: On 5/28/2025 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: HIGH MARK RE LLC Original Beneficiary: BBVA USA Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 6/28/2019 Recorded Date of DOT: 7/02/2019 Reception No. of DOT: 2019085481 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,740,000.00 Outstanding Principal Amount as of the date hereof:

\$1,968,964.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT(S) VIOLATED UNDER THE DEBT OR TRUST DEED OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: THE GRANTORS WHO ARE ALSO THE BORROWERS OF THE DEBT SECURED BY THE TRUST DEED HAVE FAILED TO MAKE THE MONTHLY PAYMENTS WHEN DUE, WHICH IS AN EVENT OF DEFAULT UNDER THE DEBT AND THE TRUST DEED. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Which has the address of 5961 EAST 38TH AVENUE, 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 September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JENNINGS HAUG KELEHER MCLEOD WATERFALL LLP Denver Registration #: 56123 MARK E BARKER, 2800 N CENTRAL AVENUE, SUITE 1800, PHOENIX, AZ 85004 Phone #: (602) 234-7828 Attorney File #: 5961 EAST 38TH AVENUE

Exhibit A

Legal Description of the Property

THAT PART OF TRACTS 8 AND D,
MILE-HI INDUSTRIAL DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 8 THAT IS 240.00 FEET WEST OF THE
SOUTHEAST CORNER OF SAID TRACT 8;
THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACTS 8 AND D, A DISTANCE OF
331.5 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF SAID TRACT D;
THENCE WEST ALONG THE CENTERLINE OF SAID TRACT D, A DISTANCE OF 70.00 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACTS D AND 8, A DISTANCE OF 331.5 FEET,
MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID TRACT 8;
THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 8, A DISTANCE OF 70.00 FEET TO THE POINT OF
BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000275 To Whom It May Concern: On 6/03/2025 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: THRIVE! HEALTH SERVICES CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary:

INDEPENDENT BANK Current Holder of Evidence of Debt: SOUTHSTATE BANK, N.A., SUCCESSOR BY MERGER TO INDEPENDENT BANK, DOING BUSINESS AS INDEPENDENT FINANCIAL, SUCCESSOR BY MERGER TO GUARANTY BANK AND TRUST COMPANY Date of Deed of Trust (DOT): 11/20/2023 Recorded Date of DOT: 11/27/2023 Reception No. of DOT: 2023111872 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$281,153.00 Outstanding Principal Amount as of the date hereof: \$272,897.08 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED, AS LEGAL HOLDER OF THE ORIGINAL EVIDENCE OF DEBT, SECURED

BY THE DEED OF TRUST DESCRIBED, DECLARES A VIOLATION OF COVENANTS OF SAID DEED OF TRUST, NAMELY FAILURE TO MAKE THE MONTHLY PAYMENTS DUE UPON THE INDEBTEDNESS WHEN DUE, CAUSING LENDER TO ACCELERATE THE PRINCIPAL BALANCE DUE ON THE NOTE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 34 THRU 42, INCLUSIVE, BLOCK 14, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY ADJACENT THERETO, VACATED BY NO. 571, SERIES OF 1980, RECORDED NOVEMBER 10, 1980 IN BOOK 2267 AT PAGE 42, SOUTH CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 455 SOUTH HUDSON STREET, DENVER, CO 80246 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 October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RINGENBERG & BELLER, P.C. Denver Registration #: 33791 RICHARD D BELLER, 125 S. HOWES ST., THIRD FLOOR, FORT COLLINS, CO 80521 Phone #: (970) 482-1056 Attorney File #: 455 SOUTH HUDSON STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000273 To Whom It May Concern: On 6/02/2025 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: JANICE G WELLS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE Current Holder of Evidence of Debt: ONSLOW BAY FINANCIAL LLC Date of Deed of Trust (DOT): 2/10/2020 Recorded Date of DOT: 2/18/2020 Reception No. of DOT: 2020023161 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$280,000.00 Outstanding Principal Amount as of the date hereof: \$256,516.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 4, CHERRY CREEK MEADOWS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 9002 EAST AMHERST DRIVE, UNIT A, DENVER, CO 80231 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 25CO00203-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000264 To Whom It May Concern: On 5/28/2025 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: DORIS A. SCHWARTZBERG and FRED R. SCHWARTZBERG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 3/14/2017 Recorded Date of DOT: 3/20/2017 Reception No. of DOT: 2017037393 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$292,785.00 Outstanding Principal Amount as of the date

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hereof: \$249,624.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 395, BLOCK 1, STONEY BROOK SUBDIVISION, FILING NO. 10, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO DESCRIBED AS LOT 395, STONEY BROOK SUBDIVISION, FILING NO. 10, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8344 E RADCLIFF AVE, UNIT 395, DENVER, CO 80237-2555

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 September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO24791

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000272 To Whom It May Concern: On 6/02/2025 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: 2143 S DOWNING ST LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF SGRMT 2022-2 MORTGAGE PASS-THROUGH CERTIFICATES Date of Deed of Trust (DOT): 4/29/2022 Recorded Date of DOT: 5/05/2022 Reception No. of DOT: 2022061405 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$749,000.00 Outstanding Principal Amount as of the date hereof:

\$730,486.01 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 11 AND 12, BLOCK 9, MOUNTAIN VIEW PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2143 SOUTH DOWNING STREET, DENVER, CO 80210

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1015138-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000276 To Whom It May Concern: On 6/02/2025 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: CAROL GRONBACHER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE,

INCORPORATED, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 12/09/2019 Recorded Date of DOT: 12/23/2019 Reception No. of DOT: 2019180263 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$525,000.00 Outstanding Principal Amount as of the date hereof: \$171,484.11 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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: LOTS 38 AND 39, BLOCK 1, KAISER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4657 N CLAY STREET, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-034929

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000271 To Whom It May Concern: On 5/30/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 8/15/2022 Recorded Date of DOT: 8/16/2022 Reception No. of DOT: 2022107886 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$396,995.00 Outstanding Principal Amount as of the date hereof: \$380,862.98 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1, 2 AND 3, BLOCK 70, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 166 NEWTON 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 October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010456838

PUBLIC NOTICE

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

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000284 To Whom It May Concern: On 6/05/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: STANLEY HARRIS Original Beneficiary: BBVA USA Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/14/2020 Recorded Date of DOT: 2/21/2020 Reception No. of DOT: 2020025559 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$885,000.00 Outstanding Principal Amount as of the date hereof: \$502,614.76 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT(S) VIOLATED UNDER THE DEBT OR TRUST DEED OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: THE GRANTORS WHO ARE ALSO THE BORROWERS OF THE DEBT SECURED BY THE TRUST DEED HAVE FAILED TO MAKE THE MONTHLY PAYMENTS WHEN DUE, WHICH IS AN EVENT OF DEFAULT UNDER THE DEBT AND THE TRUST DEED.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 14, BLOCK 2, GREEN VALLEY RANCH FILING NO. 19, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 18800 EAST 43RD AVENUE, 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 October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JENNINGS HAUG KELEHER MCLEOD WATERFALL LLP Denver Registration #: 56123 MARK E BARKER, 2800 N CENTRAL AVENUE, SUITE 1800, PHOENIX, AZ 85004 Phone #: (602) 234-7828 Attorney File #: 18800 EAST 43RD AVENUE

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000270 To Whom It May Concern: On 5/30/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PERLA GONZALEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED CAPITAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 7/31/2003 Recorded Date of DOT: 8/15/2003 Reception No. of DOT: 2003171345 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:

\$222,016.00 Outstanding Principal Amount as of the date hereof: \$152,385.76 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 36, BLOCK 1, GREEN VALLEY RANCH FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 21467 E 44TH AVE, 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 October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-1004659-LL

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2016 Nissan Rouge	624775
2005 Subaru Outback	344529

Date of Publication: August 8, 2025
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2025PR30526
In the Matter of the Estate of
RONALD MORENO, 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 12/31/2025 or the claims may be forever barred.

REGINA MORENO
Personal Representative
2867 S. Richfield St.
Aurora, CO 80013

RICHARD GROSS, Atty. Reg. #: 16008
Attorney for the Personal Representative
1010 S. Joliet St., #205
Aurora, CO 80012
Phone Number: (303) 358-9347
E-mail: rgross1806@aol.com
First Publication: July 25, 2025
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Third Publication: August 8, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000278 To Whom It May Concern: On 6/03/2025 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: ROSE LAVELLE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT FUNDING, INC. Current Holder of Evidence of Debt: SUMMIT FUNDING, INC Date of Deed of Trust (DOT): 8/19/2022 Recorded Date of DOT: 8/22/2022 Reception No.of DOT: 2022109806 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$573,750.00 Outstanding Principal Amount as of the date hereof: \$557,134.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1935 S MONROE 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 October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010483550

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATE IN DENVER COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

ZONE LOT C

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONSIDERING THE WEST 20' RANGE LINE OF SOUTH MONROE STREET TO BEAR N00 DEGREES 12'55"W A DISTANCE OF 350.75 FEET BETWEEN A FOUND AXLE IN RANGE BOX AT SOUTH MONROE STREET AND EAST ASBURY AVE. AND A FOUND 20' OFFSET CHISELED CROSS 20.00 EAST OF THE SOUTHEAST CORNER OF LOT 36, BLOCK 13, UNIVERSITY PARK AMENDED MAP, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID FOUND AXLE; THENCE NORTH 00 DEGREES 12'55" WEST ALONG SAID 20' RANGE LINE, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89 DEGREES 44'29" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH MONROE STREET; THENCE ALONG THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER ON 11/09/2005 AT RECEPTION NO. 2005192462 SOUTH 89 DEGREES, 44'29" WEST, A DISTANCE OF 104.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 44'29" WEST, A DISTANCE OF 65.87 FEET; THENCE NORTH 00 DEGREES 12'55" WEST, A DISTANCE OF 109.59 FEET; THENCE NORTH 89 DEGREES 44'29" EAST, A DISTANCE OF 60.69 FEET; THENCE SOUTH 00 DEGREES 00'44" EAST, A DISTANCE OF 42.71 FEET; THENCE SOUTH 90 DEGREES 00'00" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 58 DEGREES 59'56" EAST, A DISTANCE OF 27.97 FEET; THENCE SOUTH 90 DEGREES 00'00" EAST, A DISTANCE OF 21.00 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 12'55" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 90 DEGREES 00'00" WEST, A DISTANCE OF 104.20 FEET; THENCE SOUTH 00 DEGREES 12'55" EAST, A DISTANCE OF 61.26 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

District Court Douglas County, Colorado

Court Address:

4000 Justice Way

Castle Rock CO 80109

In the Interest of:

Paul Weston Wetteland

Respondent/Ward

Case Number: 2025PR30259

Division F

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

To: Paul Weston Wetteland

Last Known Address, if any: unknown.

A hearing on Petition for special conservator (title of pleading) for (brief description of relief requested) will be held at the following time and location or at a later date to which the hearing may be continued:

Date: September 11, 2025

Time: 2:30 pm

Address: 4000 Justice Way, Castle Rock CO 80109.

The hearing will take approximately 1 hour.

John A.M. Ferguson, Jr #53263

For Philip Wetteland

1999 Broadway Ste 730

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: July 25, 2025

Second Publication: August 1, 2025

Third Publication: August 8, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000245 To Whom It May Concern: On 5/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NACHE ALIS EMANUEL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/05/2023 Recorded Date of DOT: 6/09/2023 Reception No. of DOT: 2023054539 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$251,709.00 Outstanding Principal Amount as of the date hereof: \$247,888.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 5413 CENTRAL PARK BOULEVARD, 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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 25-034666

Legal Description

The land referred to in this document is situated in the State of Colorado, County of Denver, and is described as follows:

PARCEL 5:

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 4, STAPLETON FILING NO. 45, RECORDED MAY 9, 2014 AT RECEPTION NO. 2014052885 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIPS 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 SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 4, AND CONSIDERING THE SOUTHERLY LINE OF SAID LOT 2 TO BEAR SOUTH 68°31'20" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 4 THE FOLLOWING TWO (2) COURSES; 1) NORTH 21°28'40" WEST A DISTANCE OF 12.66 FEET TO A POINT OF CURVATURE; 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°21'30", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 100.99 FEET AND A CHORD THAT BEARS NORTH 18°17'55" WEST A DISTANCE OF 100.93 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°20'17", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 21.25 FEET AND A CHORD THAT BEARS NORTH 14°27'01" WEST A DISTANCE OF 21.25 FEET; THENCE NORTH 76°13" EAST A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE ON THE EASTERLY LINE OF SAID LOT 2, BLOCK 4; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°06'17", A RADIUS OF 845 FEET, AN ARC LENGTH OF 21.25 FEET AND A CHORD THAT BEARS SOUTH 14°30'07" EAST A DISTANCE OF 21.25 FEET; THENCE SOUTH 76°13'07" WEST A DISTANCE OF 65.42 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED AUGUST 04, 2015 AT RECEPTION NO. 2015108695, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000257 To Whom It May Concern: On 5/21/2025 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: KYRIAKOS INVESTMENTS LLC Original Beneficiary: COPA LENDING LLC Current Holder of Evidence of Debt: UNITAS FUNDING, LLC Date of Deed of Trust (DOT): 3/13/2024 Recorded Date of DOT: 4/01/2024 Reception No. of DOT: 2024026142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$607,750.00 Outstanding Principal Amount as of the date hereof: \$576,250.00 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 5 AND 6, BLOCK 1, SUMMIT SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3776 MEADE STREET, DENVER, COLORADO 80211 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 18, 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: 7/25/2025 Last Publication: 8/22/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/01/2025 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: SNELL & WILMER, LLP Denver Registration #: 57909 MARIA HOPE

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

CONVERSA, 675 15TH STREET, SUITE 2500, DENVER, CO 80202 Phone #: (303) 634-2000 Fax #: (303) 634-2020 Attorney File #: 3776 MEADE STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000223 To Whom It May Concern: On 5/02/2025 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: GONZALO VILLEGAS MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/11/2021 Recorded Date of DOT: 6/15/2021 Reception No. of DOT: 2021111695 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$431,650.00 Outstanding Principal Amount as of the date hereof: \$402,027.90 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 4501 W EXPOSITION AVE, 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 September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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 #: 25-034523

LEGAL DESCRIPTION

LOTS 27 AND 28, BLOCK 12, IRVING PARK SUBDIVISION, EXCEPT A TRIANGULAR PART OF LOT 27, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27, THENCE WESTERLY 10 FEET ON SOUTH LINE OF SAID LOT; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT AND 10 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE SOUTHERLY IN SAID EAST LINE TO POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000269 To Whom It May Concern: On 5/28/2025 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: JACK CRAFTS Original Beneficiary: WASHINGTON MUTUAL BANK, FA 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): 9/05/2002 Recorded Date of DOT: 9/16/2002 Reception No. of DOT: 2002162496 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$105,000.00 Outstanding Principal Amount as of the date hereof: \$80,669.65 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 16 TO 18 INCLUSIVE, EXCEPT THE SOUTH 7 FEET OF LOT 18, BLOCK 1, COLLEGE PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1522 QUEBEC STREET, DENVER, CO 80220

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 25, 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

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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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030416

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000225 To Whom It May Concern: On 5/02/2025 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: CHARLESETTA PARKER and JERALD H. PARKER, SR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GMAC BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 1/26/2005 Recorded Date of DOT: 2/04/2005 Reception No. of DOT: 2005021198 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$204,009.00 Outstanding Principal Amount as of the date hereof: \$137,953.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 10 BLOCK 6 GATEWAY VILLAGE FILING 5 CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 14874 EAST 52ND 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 September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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 #: CO24794

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 #
2008 Ford Expedition	A29722
2021 Nissan Altima	381996
2008 Volkswagen Jetta	043471
2016 Chevrolet Cruze	205927
2008 Chevrolet Equinox	311600
1995 Ford Ran	B00362
2001 Honda Civic	038244

Date of Publication: August 8, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR30823

In the Matter of the Estate of

DIANA MARIE CASTRO aka DIANA M. CASTRO aka DIANA CASTRO, 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 11/28/25 or the claims may be forever barred.

KAIDO TILK
Personal Representative
1920 Spruce Street
Denver, CO 80220

JOHN A. BERMAN, Esq. Reg. No. 6695

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

Attorney for the Personal Representative
1737 Gaylord Street
Denver, CO 80206
(303) 832-7645 phone
(303) 832-1188 fax
jab@jaberman.com email
First Publication: July 25, 2025
Second Publication: August 1, 2025
Third Publication: August 8, 2025
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2025PR030715, Division: 12
In the Matter of the Estate of
REX L. UTSLER, 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 December 15, 2025, or the claims may be forever barred.

DREW A. UTSLER
Personal Representative
7951 S. Vine Court
Centennial, CO 80122
SEAN D. RAIBLE, Esq. #58340
Attorney for the Personal Representative
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000232 To Whom It May Concern: On 5/07/2025 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: 119 SOUTH BROADWAY, LLC Original Beneficiary: ARCHETYPE HOLDINGS, LLC Current Holder of Evidence of Debt: ARCHETYPE HOLDINGS LLC Date of Deed of Trust (DOT): 12/15/2022 Recorded Date of DOT: 12/16/2022 Reception No. of DOT: 2022149906 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$5,535,000.00 Outstanding Principal Amount as of the date hereof: \$4,682,423.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED BY GRANTOR, INCLUDING, WITHOUT LIMITATION, GRANTOR'S FAILURE TO PAY OR TIMELY PAY THREE (3) SEPARATE PAYMENTS...; GRANTOR'S FAILURE TO PAY NUMEROUS LATE AND MISSING PAYMENTS BEYOND THE APPLICABLE GRACE PERIOD SET FORTH IN THE NOTE; GRANTOR'S FAILURE TO PAY OR TIMELY PAY A REMAINING UNPAID BALANCE...; GRANTOR'S FAILURE TO PAY OR TIMELY PAY INSTALLMENTS...; AND GRANTOR'S FAILURE TO PROVIDE ALL DISCLOSURES REQUIRED UNDER THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 119 S. BROADWAY, DENVER, COLORADO 80209 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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: POLSINELLI Denver Registration #: 51773 MICHAEL L SCHUSTER, 1401 LAWRENCE STREET, SUITE 2300, DENVER, CO 80202 Phone #: (303) 572-9300 Attorney File #: 119 S. BROADWAY
PARCEL 1:

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

Exhibit A
(Legal Description)

LOTS 4-5 AND THE SOUTH 0.5 FEET OF LOT 3, BLOCK 33, POLK'S RESUBDIVISION OF BLOCK 33, BYERS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:

LOT 46, BLOCK 33, POLK'S RESUBDIVISION OF BLOCK 33, BYERS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. FOR INFORMATIONAL PURPOSES ONLY:

Property Address:
119 South Broadway
Denver, Colorado 80209

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000237 To Whom It May Concern: On 5/09/2025 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: APRIL VELASCO and RAFAEL ARREOLA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 7/19/2021 Recorded Date of DOT: 7/23/2021 Reception No. of DOT: 2021138457 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$348,750.00 Outstanding Principal Amount as of the date hereof: \$325,544.09 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 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 2, BLOCK 12, GATEWAY VILLAGE FILING NO.1 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4979 EAGLE ST, DENVER, CO 80239-4246

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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 00000010449361

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000239 To Whom It May Concern: On 5/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SOCORRO R. VALDIVIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 7/30/2014 Recorded Date of DOT: 8/06/2014 Reception No. of DOT: 2014094135 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$265,500.00 Outstanding Principal Amount as of the date hereof: \$116,185.80 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 18, BLOCK 1, GUNNISON HEIGHTS, FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1845 S SHOSHONE 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 September 11, 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.

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

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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 25-034690

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000250 To Whom It May Concern: On 5/14/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JERMEHL W. REDWINE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 2/11/2013 Recorded Date of DOT: 2/12/2013 Reception No. of DOT: 2013020139 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$164,800.00 Outstanding Principal Amount as of the date hereof: \$117,969.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 12, BLOCK 1, PARKFIELD FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5573 JASPER STREET, DENVER, COLORADO 80239

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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-25-1012290-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000242 To Whom It May Concern: On 5/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARCEL PERRY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SYNERGY ONE LENDING, INC. Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 6/28/2021 Recorded Date of DOT: 7/09/2021 Reception No. of DOT: 2021130453 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$409,500.00 Outstanding Principal Amount as of the date hereof:

\$403,376.10 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 AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 3372, THE CASITAS AT STAPLETON PHASE 3, ACCORDING TO THE CONDOMINIUM MAP FOR THE CASITAS AT STAPLETON PHASE 3, RECORDED JUNE 9, 2010 UNDER RECEPTION NO. 2010062491, IN THE RECORDS OF THE CLERK AND RECORDED OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE NEIGHBORHOOD CHARTER FOR THE CASITAS AT STAPLETON RECORDED OCTOBER 1, 2008, AT RECEPTION NO. 2008134319, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3372 CENTRAL PARK BOULEVARD, 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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 00000010303782

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000246 To Whom It May Concern: On 5/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHERRIE ABEYTA and DAVID ABEYTA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 7/20/2022 Recorded Date of DOT: 7/27/2022 Reception No. of DOT: 2022099583 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$379,800.00 Outstanding Principal Amount as of the date hereof: \$368,320.24 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 22, BLOCK 3, GREEN VALLEY RANCH FILING NO. 31, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20521 EAST 48TH PLACE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 25-034823

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000247 To Whom It May Concern: On 5/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CAMILLE VALERIE VALDEZ and ROSEMARIE C. DURAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PLAZA HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLAZA HOME MORTGAGE, INC. Date of Deed of Trust (DOT): 10/27/2020 Recorded Date of DOT: 11/05/2020 Reception No. of DOT: 2020184354 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$502,500.00 Outstanding Principal Amount as of the date hereof: \$213,483.84 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of

the Real Property: LOT 8, BLOCK 6, MONTBELLO FILING #24 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14335 PENSACOLA DRIVE, 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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 25-034745

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000243 To Whom It May Concern: On 5/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GREGORY ROMAN 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): 7/20/2017 Recorded Date of DOT: 7/21/2017 Reception No. of DOT: 2017095274 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$223,197.00 Outstanding Principal Amount as of the date hereof: \$198,578.54 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8500 E JEFFERSON AVE APT 11A, 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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 24-031703

LEGAL DESCRIPTION

Condominium Unit No. A, Building No. 11, Tamaron II Condominiums, according to the Condominium Map of the Tamaron II Condominiums, recorded June 2, 1997 as Reception No. 9700069293, and as defined by the Condominium Declaration of the Tamaron II Condominiums, recorded March 27, 1997 as Reception No. 9700038487, in the office of the County Clerk and Recorder, TOGETHER WITH the right of Ingress and Egress to Garage Space/Carport Space No. 16, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000241 To Whom It May Concern: On 5/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAYNAB SEPAHI Original Beneficiary: PREMIER MEMBERS CU Current Holder of Evidence of Debt: PREMIER MEMBERS CREDIT UNION Date of Deed of Trust (DOT): 5/09/2022 Recorded Date of DOT: 5/13/2022 Reception No. of DOT: 2022065305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$149,768.85 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been

violated as follows: 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: LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 46, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4026 STEELE ST, DENVER, CO 80216-4148

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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 4026 STEELE ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000233 To Whom It May Concern: On 5/06/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROB GRIFFITH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LENDERLIVE NETWORK, INC. Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 9/03/2014 Recorded Date of DOT: 9/08/2014 Reception No. of DOT: 2014108953 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$386,400.00 Outstanding Principal Amount as of the date hereof: \$290,790.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2334 RALEIGH STREET, DENVER, CO 80212

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 60232 BRIAN G SAYER, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (319) 234-2530 Attorney File #: CO250029

EXHIBIT A

The land referred to in this document is situated in the State of Colorado, County of Denver, and is described as follows:

Lot 3, and the North 1/2 of Lot 4, Block 2, Brown's Addition to Lake Park, City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000227 To Whom It May Concern: On 5/05/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT W. YAGESH, JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS

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

SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/29/2021 Recorded Date of DOT: 8/05/2021 Reception No. of DOT: 2021147071 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$824,500.00 Outstanding Principal Amount as of the date hereof: \$766,615.95 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: LOT 40 AND THE SOUTH 1/2 OF LOT 41, BLOCK 4, CRAIG'S SUBDIVISION OF BLOCKS 4 AND 5, LAKE VIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 333 SOUTH DOWNING STREET, DENVER, CO 80209

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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 #: 24-033265

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000255 To Whom It May Concern: On 5/19/2025 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: MALIK LEON KAYNE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M2 LENDING SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 2/18/2022 Recorded Date of DOT: 2/22/2022 Reception No. of DOT: 2022024080 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$338,652.00 Outstanding Principal Amount as of the date hereof: \$330,296.81 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 48, BLOCK 1, GRANVILLE SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1811 S QUEBEC WAY APARTMENT 48, 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 September 18, 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: 7/25/2025 Last Publication: 8/22/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/01/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-028460

**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
7070 Smith Rd**

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

**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 #
2007 SUBARU LEGACY	201290
2008 DODGE DAKOTA	569433
2008 MERCURY MILAN	659521
2001 FORD F-350	B41363
2019 FORD F-150	A16062
2017 CHEVROLET MALIBU	182673
2004 FORD F-150	B29119
2002 KIA SEDONA	321877
2006 SUBARU OUTBACK	307523
2010 FORD CROWN VICTORIA	125643
1997 MERCEDES-BENZ E320	340829
2016 FORD MUSTANG	271194
2005 CHEVROLET HHR	639537
1999 TOYOTA COROLLA	149429
1999 MAZDA PROTEGE	171456
2012 HONDA CR-Z	000704
2019 VOLKSWAGEN JETTA	209687
2004 HONDA CIVIC	L015687
2012 KIA SOUL	475618
2014 CHEVROLET CRUZE	288978
2002 PONTIAC GRAND AM	301394
2006 HONDA PILOT	500165
2004 CHEVROLET SILVERADO	110857
2004 CHRYSLER SEBRING	128800
2015 YAMAHA YDREX5	513991
2008 VOLVO S80 T6 TURBO	064932
2004 FORD MUSTANG	183018
1995 CHEVROLET K2500	139804
2007 CHEVROLET TRAILBLAZER	170935
2004 HONDA ACCORD	003250
2004 CHEVROLET AVALANCHE	200442
2010 MAZDA CX-7	310164
2016 NISSAN ROGUE	877994
2014 DODGE DART	914631
1994 BUICK CENTURY	466136
2005 CHEVROLET AVEO	462109
2012 HONDA CIVIC LX	540392
1999 GMC DENALI	915918
2006 JEEP COMMANDER	124368
2010 NISSAN VERSA	392554
2006 PONTIAC G6	218367
2007 HONDA CIVIC	566969
1998 FORD MUSTANG	132694
1999 HONDA ACCORD	010896
1991 BUICK REGAL	425400
2001 FORD MOTORHOME CHASSIS	A13716
2003 HONDA CIVIC	010290
2014 HYUNDAI ELANTRA	147794
2005 FORD F-150	A01738
1998 NISSAN PATHFINDER	272089
2012 AUDI A6	118366
1991 TOYOTA COROLLA	266505
2011 TOYOTA 4RUNNER	052819
2018 KIA SEDONA	046800
2013 NISSAN ROGUE	017465
1981 FRUEHAUF TRAILER	003656
1999 DODGE RAM 1500	528816

Date of Publication: August 8, 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 Audi Parker, 18455 Ponderosa Dr., Parker, CO 80134.

Phone: (303) 738-4877

YEAR/MAKE/MODEL/TYPER/COLOR	VIN
2014 AUDI Q5 UP SILVER	104559

Date of Publication: August 8, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000235 To Whom It May Concern: On 5/07/2025 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: JOHN A. LEBEL Original Beneficiary: WEST COAST CAPITAL GROUP INC. 401K,PSP, FBO MARCEL WEISE, THE THAYER COMMUNITY PROPERTY TRUST, AND 2004 KRAEMER REVOCABLE TRUST Current Holder of Evidence of Debt: WEST COAST SERVICING, INC. Date of Deed of Trust (DOT): 11/16/2023 Recorded Date of DOT: 12/12/2023 Reception No.of DOT: 2023115982 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$300,000.00 Outstanding Principal Amount as of the date hereof: \$300,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE UNDERSIGNED, AS THE ATTORNEY FOR THE HOLDER OF THE DEBT, SECURED BY THE DEED OF TRUST AND BASED ON A DEFAULT IN PAYMENT REQUIRED BY THE DEED OF TRUST, ELECTS TO ADVERTISE THE PROPERTY FOR SALE FOR THE PURPOSE OF PAYING THE DEBT, AND THE EXPENSES OF MAKING SUCH SALE, ALL AS PROVIDED BY LAW AND THE TERMS OF THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

LOTS 42 AND 43, BLOCK 16, ASBURY PARK SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2323 SOUTH ADAMS 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 September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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: FRASCONA, JOINER, GOODMAN & GREENSTEIN, P.C. Denver Registration #: 34935 BRITNEY BEALL-EDER, 4750 TABLE MESA DRIVE, BOULDER, CO 80305-5500 Phone #: 303-494-3000 Fax #: 303-494-6309 Attorney File #: 7174-1430

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000229 To Whom It May Concern: On 5/05/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LISA L SWINEY and TROY E SWINEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 9/26/2016 Recorded Date of DOT: 10/03/2016 Reception No.of DOT: 2016136193 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$317,500.00 Outstanding Principal Amount as of the date hereof: \$266,517.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 40 AND THE SOUTH 1/2 OF LOT 41, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 4, GROVE HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2266 JASMINE STREET, 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 September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-998337-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000279 To Whom It May Concern: On 6/03/2025 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: CARLA A. ROSS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 10/18/2021 Recorded Date of DOT: 12/02/2021 Reception No. of DOT: 2021221031 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$615,000.00 Outstanding Principal Amount as of the date hereof: \$298,116.59 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 FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 27, BLOCK 13, MONTBELLO NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5211 DILLON ST, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 2, 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: 8/08/2025 Last Publication: 9/05/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/15/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1015137-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000268 To Whom It May Concern: On 5/28/2025 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: MITCHELL WIGGY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 6/03/2019 Recorded Date of DOT: 6/04/2019 Reception No. of DOT: 2019070300 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$237,650.00 Outstanding Principal Amount as of the date hereof: \$214,217.93 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 207, PARKWAY TOWERS CONDOMINIUMS, IN ACCORDANCE WITH THE AMENDED DECLARATION RECORDED ON MAY 18, 1978 IN BOOK 1666 AT PAGE 592 AND AMENDED DECLARATION RECORDED AUGUST 5, 2015 AT RECEPTION NO. 201509534, AND CONDOMINIUM MAP RECORDED MAY 9, 1978 IN BOOK 6 AT PAGE 106 OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDS; TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 87 (OUTSIDE), STORAGE SPACES 7 ON THE 2ND FLOOR AND 25 IN THE EASEMENT.

CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1155 ASH ST APT 207, DENVER, CO 80220

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 25, 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: 8/01/2025 Last Publication: 8/29/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/08/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 25CO00320-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000221 To Whom It May Concern: On 5/05/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BAREFOOT CAPITAL LLC Original Beneficiary: ZB, N.A. DBA VECTRA BANK COLORADO Current Holder of Evidence of Debt: ZB, N.A. DBA VECTRA BANK COLORADO Date of Deed of Trust (DOT): 2/12/2018 Recorded Date of DOT: 2/12/2018 Reception No. of DOT: 2018016518 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,090,000.00 Outstanding Principal Amount as of the date hereof: \$895,488.82 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED INCLUDE BUT ARE NOT LIMITED TO THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER THE DEED OF TRUST AND THE DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 600, AND PARKING UNITS 6, 8, 9, 25, 30 AND 34, ONE SHERMAN PLACE OFFICE CONDOMINIUMS ACCORDING TO THE MAP THEREOF RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. 9800194068 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 ONE SHERMAN PLACE OFFICE CONDOMINIUM DECLARATION RECORDED ON NOVEMBER 19, 1998 UNDER RECEPTION NO. 9800194067 IN SAID RECORDS, FIRST AMENDMENT OF ONE SHERMAN PLACE OFFICE CONDOMINIUM DECLARATION RECORDED MAY 19, 2000 UNDER RECEPTION NO. 2000070788, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 140 E 19TH AVE #600, 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 September 4, 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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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: SPENCER FANE LLP Denver Registration #: 15183 JOHN O'BRIEN, 1700 LINCOLN STREET, SUITE 2000, DENVER, CO 80203 Phone #: (303) 839-3800 Attorney File #: 5507694.0068

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000230 To Whom It May Concern: On 5/06/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MONIQUE WASHINGTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE LENDING COMPANY, INC. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 8/01/2011 Recorded Date of DOT: 8/12/2011 Reception No. of DOT: 2011089236 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$95,515.00 Outstanding Principal Amount as of the date hereof: \$66,935.34 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 12, BLOCK 6, MONTBELLO NO. 30, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 15021 E 53RD AVE, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of September 4, 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.

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

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: 7/11/2025 Last Publication: 8/08/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/17/2025 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 #: 00000010425866

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000238 To Whom It May Concern: On 5/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTINE MALDONADO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SUN WEST MORTGAGE COMPANY, INC. Date of Deed of Trust (DOT): 11/11/2020 Recorded Date of DOT: 2/10/2021 Reception No. of DOT: 2021023273 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$258,826.00 Outstanding Principal Amount as of the date hereof: \$235,429.20 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 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 4569 TEJON ST, DENVER, CO 80211-1563

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 September 11, 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: 7/18/2025 Last Publication: 8/15/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/24/2025 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 #: 25-034699

Legal Description

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DENVER, STATE OF COLORADO: The Easterly One Hundred Twenty-five (125) feet of Lots Twenty-five (25) and Twenty-six (26), Wilsons Resubdivision of a part of Block Twenty-one (21), NORTH HIGHLANDS SUBDIVISION and the Southerly 1.95 feet of the Easterly One Hundred Twenty-five (125) feet of Plot One (1), Block Twenty-one (21), NORTH HIGHLANDS SUBDIVISION, except an easement over the rear or West 20.0 feet of above property for the purpose of providing ingress and egress to the East-West alley in said Block Twenty-one (21) for all of Plot One, Block Twenty-one (21), except the North 100.0 feet of Plot One (1), NORTH HIGHLANDS SUBDIVISION, together with all improvements located thereon, commonly known as 4569 Tejon Street. With all appurtenances.

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at Mike Shaw Chrysler Jeep Dodge Ram 2501 35th Ave., Greeley, CO 80634
Phone: (970) 506-9777

YEAR/MAKE/MODEL/TYPER/COLOR VIN
2007 DODGE RAM 3500 PK WHITE 781583

Date of Publication: August 8, 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 bonded for a certificate of title by Taylor L. Copple, 2122 Monteagle Street, Colorado Springs, CO 80909.
Phone: (719) 494-5209

YEAR/MAKE/MODEL/TYPER/COLOR VIN

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

2004 SUBARU IMPREZA SW SILVER 817616

Date of Publication: August 8, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00759

Division: Civil, Courtroom: 175

Public Notice is given on 7/18/25 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of LEO

BENJAMIN BROOKS-SINKOFF be changed to LEO BENJAMIN BROOKS.

First Publication: July 25, 2025

Second Publication: August 1, 2025

Third Publication: August 8, 2025

Published: Intermountain Jewish News

NOTICE OF SHERIFF'S SALE

SHERIFF SALE NO. 25004540

Pursuant to the terms of the Deed of Trust described as follows:

Original Grantor(s): SANDRA L. MANLOVE AND THELMA L. ANDERSON

Original Beneficiary: NEW CENTURY MORTGAGE CORPORATION

Holder of Evidence of Debt: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD3, Asset

Backed Pass-Through Certificates

Date of Deed of Trust: April 25, 2005

Recording Date of Deed of Trust: May 04, 2005

Book and Page No. or Reception No. of Recorded Deed of Trust: In book, on page , at Reception No. 2005072789, and

County of Recording: DENVER

Original Principal Amount of Evidence of Debt: \$144,200.00

Outstanding Principal Amount of Evidence of Debt as of the date hereof: \$189,925.81

The real property to be foreclosed is described as:

LOT 6, BLOCK 2, MONTBELLO, FILING NO. 27, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Which has the address of: 5082 VICTOR WAY, DENVER, CO 80239

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST. **THE LIEN OF THE DEED OF TRUST TO BE FORECLOSED MAY NOT BE A FIRST LIEN.**

YOU ARE NOTIFIED AS FOLLOWS:

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

The Holder of the debt secured by the Deed of Trust declares a violation of the covenants of said Deed of Trust for reasons including, but not limited to, the failure to make payments as provided for in the Deed of Trust and Negotiable Instrument. The foreclosure proceedings have been commenced at the request of plaintiff, HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD3, Asset Backed Pass-Through Certificates, the legal Holder of the debt secured by the Deed of Trust. The name, address and telephone number of the attorney representing Holder of the Debt is as follows:

/s/ Marcello G. Rojas

Randall M. Chin, Esq. Reg. No. 31149

Marcello G. Rojas, Esq. Reg. No. 46396

Barrett Frappier & Weissman, LLP

1391 Speer Boulevard, Suite 700

Denver, Colorado 80204

(303) 350-3711

NOTICE OF SALE

The undersigned will on September 4, 2025, at 10:00a.m. at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver CO 80202 sell the Property at public auction to the highest bidder who has submitted bid funds to the undersigned as specified by C.R.S. 38-38-106(7) to pay the Debt and certain other sums, all as provided by applicable law and the Deed of Trust.

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

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

Elias Diggins, Sheriff of Denver County, Colorado

By: Deputy Sheriff Sergeant Roy Line

First Publication: July 11, 2025

Final Publication: August 8, 2025

Published In: The Intermountain Jewish News