Intermountain Jewish News
Legal Notices, September 12, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000291 To Whom It May Concern: On 6/10/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROMALES GRAY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 5/18/2022 Recorded Date of DOT: 5/26/2022 Reception No.of DOT: 2022071257 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $119,920.00 Outstanding Principal Amount as of the date hereof: $111,825.92 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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, AND OTHER VIOLATIONS OF THE NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 431, LA TELA , ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298. Which has the address of 603 INCA ST UNIT 431, DENVER, COLORADO 80204
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: WOMBLE BOND DICKINSON (US) LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 307918-00101

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000266 To Whom It May Concern: On 6/06/2025 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: CAP HILL HOLDINGS, LLC Original Beneficiary: MF1 CAPITAL LLC Current Holder of Evidence of Debt: MF1 2021-FL5 LTD. Date of Deed of Trust (DOT): 12/23/2020 Recorded Date of DOT: 12/28/2020 Reception No.of DOT: 2020217306 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $23,120,000.00 Outstanding Principal Amount as of the date hereof: $25,217,533.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 950 N. CLARKSON STREET, DENVER, CO 80218
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 9, 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: 8/15/2025 Last

Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SNELL & WILMER, LLP Denver Registration #: 57909 MARIA HOPE CONVERSA, 675 15TH STREET, SUITE 2500, DENVER, CO 80202 Phone #: (303) 634-2000 Fax #: (303) 634-2020 Attorney File #: 950 N. CLARKSON STREET

EXHIBIT A

940-950 Clarkson Street, Denver, CO
LOTS 7 TO 12, INCLUSIVE, BLOCK 131, SOUTH DIVISION OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
1235 E. 12th Avenue, Denver, CO
LOTS 18 TO 21, INCLUSIVE AND THE SOUTH 1/2 OF LOT 22, BLOCK 2, INSLEE'S ADDITION TO THE CITY OF DENVER (AMENDED MAP), CITY AND COUNTY OF DENVER, STATE OF COLORADO.
608 E. 12th Avenue, Denver, CO
LOTS 33, 34, 35 AND 36, BLOCK 88, PORTER'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
1515 Vine Street a/k/a 1515 N. Vine Street & 2021 Colfax Avenue, Denver, CO
THE SOUTH 1/2 OF LOT 17, AND ALL OF LOTS 18, 19 AND 20, BLOCK 24, WYMAN'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000333 To Whom It May Concern: On 6/30/2025 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: HERLINDA CACIQUE and DIEGO CACIQUE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ENVOY MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 5/22/2017 Recorded Date of DOT: 5/30/2017 Reception No.of DOT: 2017069947 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $150,100.00 Outstanding Principal Amount as of the date hereof: $132,865.30 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 108, BUILDING NO. 10, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK PARK CONDOMINIUMS RECORDED APRIL 2, 1980 IN BOOK 2133 AT PAGE 357 AND AMENDMENT AND SUPPLEMENT RECORDED OCTOBER 24, 1980 IN BOOK 2256 AT PAGE 506 AND MAP RECORDED ON APRIL 2, 1980 IN BOOK 16 AT PAGE 27, AND AMENDED JULY 7, 1980 IN BOOK 17 AT PAGE 20, AND AMENDED OCTOBER 24, 1980 IN BOOK 18 AT PAGE 10 AND AMENDED OCTOBER 29, 1980 IN BOOK 18 AT PAGE 16, COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 250, GARAGE SPACE NO. NA, AND STORAGE LOCKER NO. 7, IN BUILDING NO. 10, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 10150 EAST VIRGINIA AVENUE #10108, DENVER, CO 80247
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: CO24265

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000337 To Whom It May Concern: On 7/03/2025 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: JAIME AVILA GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROYAL PACIFIC FUNDING CORP. Current Holder of Evidence of Debt: ROYAL PACIFIC FUNDING CORPORATION Date of Deed of Trust (DOT): 10/22/2020 Recorded Date of DOT: 10/27/2020 Reception No.of DOT: 2020178035 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $228,000.00 Outstanding Principal Amount as of the

date hereof: $210,506.49 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 160 UTICA 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 October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 25CO00082-1

Exhibit A

THAT PART OF BLOCK 12, HILL AND WEBSTERS ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 285 FEET SOUTH AND 16 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 12, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 12, A DISTANCE OF 51 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 12, A DISTANCE OF 124 FEET MORE OR LESS, TO THE EAST LINE OF UTICA STREET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 12, A DISTANCE OF 51 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 12, A DISTANCE OF 124 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000117 To Whom It May Concern: On 6/26/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NOELLE HARDIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORTIY Date of Deed of Trust (DOT): 6/17/2022 Recorded Date of DOT: 6/20/2022 Reception No.of DOT: 2022082715 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $353,479.00 Outstanding Principal Amount as of the date hereof: $342,584.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 3550 SOUTH HARLAN STREET #311, DENVER, CO 80235
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 23, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 25-034256

LEGAL DESCRIPTION

The land referred to herein is situate in Denver County, State of Colorado and is described as follows:
Condominium Unit No. 311, Pebble Creek Condominiums, a Condominium in Accordance with the Condominium Declaration Recorded on August 3, 1979, in Book 1976 at Page 421, and Amendment Recorded on January 28, 1980, in Book 2096 at Page 46, and The Condominium Map Recorded on January 28, 1980 in Book 15 at Pages 68-92, of The City and County of Denver Records, City and County of Denver, State of Colorado.

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

SUMMONS BY PUBLICATION
Case Number: 2025CV031946
Division/Courtroom: 414

Plaintiff: CITY AND COUNTY OF DENVER, a
municipal corporation of the State of Colorado
v.
Defendant: Anna Jaworski, Robert L Von Gunten and
All Unknown Persons Who Claim an Interest in the
Subject Matter of this Action
TO: ANNA JAWORSKI;
ROBERT L. VON GUNTEN;
ALL UNKNOWN PERSONS WHO CLAIM AN INTEREST IN THE SUBJECT MATTER OF THIS ACTION
You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35[1] days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.
If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.
This is an action affecting specific real property in Denver commonly known as 119 W.
Ellsworth Ave., Denver, Colorado.
Dated this 4th day of September, 2025.
McKenzie E. Brandon
Joshua L. Roberts
Attorneys for the City and County of Denver
McKenzie E. Brandon, Atty. No. 56358
Joshua L. Roberts, Atty. No. 46139
Assistant City Attorneys
Municipal Operations Section
201 W. Colfax Avenue, Dept. 1207
Denver, CO 80202-5332
Telephone: 720.913.3275
E-mail: mckenzie.brandon@denvergov.org;
joshua.roberts@denvergov.org
In accordance with C.R.C.P. 121 §1-26(7) a copy of this document with original/electronic signatures is being maintained the City and County of Denver and will be made available for inspection by other parties or the court upon request.
Published in The Intermountain Jewish News
First Publication: Friday, September 12, 2025
Last Publication: Friday, October 10, 2025
This summons is issued pursuant to Rule 4(g), C.R.C.P., as amended. This form should not be used where personal service is desired.
[1] Rule 12(a), C.R.C.P., allows 35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain), §38-36-121, C.R.S. (Torrens registration).

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000330 To Whom It May Concern: On 6/30/2025 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: GEORGIANNA A VERDUGO and YVONNE F VERDUGO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP. Current Holder of Evidence of Debt: MEGASTAR FINANCIAL CORP. Date of Deed of Trust (DOT): 5/12/2015 Recorded Date of DOT: 5/13/2015 Reception No.of DOT: 2015061546 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $167,000.00 Outstanding Principal Amount as of the date hereof: $139,690.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER

PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 891 14TH STREET UNIT 2612, DENVER, CO 80202
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 00000010508034

LEGAL DESCRIPTION

PARCEL A:
UNIT 2612, SPIRE, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF RECORDED ON MARCH 26, 2010, AT RECEPTION NUMBER. 2010033284 AND THE CONDOMINIUM MAP THEREOF RECORDED ON MARCH 26, 2010 AT RECEPTION NUMBER 2010033285 IN THE RECORDS OF THE CLERK AND RECORDER OF DENVER, STATE OF COLORADO, AS AMENDED FROM TIME TO TIME.
PARCEL B:
PARKING SPACE UNIT 280, SPIRE, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF RECORDED MARCH 26, 2010 AT RECEPTION NUMBER 2010033284 AND THE CONDOMINIUM MAP THEREOF RECORDED MARCH 26, 2010 AT RECEPTION NUMBER 2010033285 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS AMENDED FROM TIME TO TIME.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Jefferson County
Case No. 2025PR30956
Courtroom: 140, Division: 11
In the Matter of the Estate of
REHA L. THORNGATE a/k/a REHA LOUISE THORNGATE a/k/a REHA THORNGATE, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson County, Colorado, on or before January 5, 2026, or the claims may be forever barred.

Lotus Fiduciary Services, inc.
Personal Representative
7315 E. Orchard Rd., Suite 100
Greenwood Village, CO 80111

Ann C. Kiley, Esq. Atty. Reg. #28059
Attorney for Personal Representative
Law Office of Ann C. Kiley, P.C.
35 Jersey Street
Denver, CO 80220
Phone Number: 303-909-6474
E-mail: annkiley@msn.com
First Publication: September 5, 2025
Second Publication: September 12, 2025
Third Publication: September 19, 2025
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Jefferson County
Case No. 2025PR522
In the Matter of the Estate of
MEMORY GAE WOLLENWEBER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson, County, Colorado on or before January 15, 2026, or the claims may be forever barred.

ROBERT WESLEY GUARD a/k/a BOBBY GUARD

Personal Representative
6430 Orion Place
Arvada, Colorado 80007
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY,
COLORADO
Court Address: 1437 Bannock Street, Denver, CO 80202
Plaintiff: THE OAK PARK CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation,
Defendants: JASON C. MULLEN, LAKEVIEW LOAN SERVICING, LLC, DENVER COUNTY TREASURER and UNKNOWN TENANT(S) IN POSSESSION

Case Number: 2025CV30202

NOTICE OF SALE

Under an Order on Motion for Summary Judgment and Order and Decree of Foreclosure issued June 27, 2025 in the above-captioned action, I am ordered to sell certain real property as follows:
Original Lienee(s) Jason C. Mullen
Original Lienor The Oak Park Condominiums Association, Inc.
Current Holder of the evidence of debt The Oak Park Condominiums Association, Inc.
Date of Lien being foreclosed January 25, 2024
Date of Recording of Lien being foreclosed January 25, 2024
County of Recording Denver
Recording Information 2024005346
Original Principal Balance of the secured indebtedness $3,896.84
Outstanding Principal Balance of the secured indebtedness as of the date hereof [1] $19,964.31
Amount of Default Judgment $17,806.97
Description of property to be foreclosed:
Condominium Unit 204, Building 2, Oak Park Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums, recorded April 2, 1980 in Book 2133 at Page 357 and Amendment and Supplement recorded October 24, 1980 in Book 2256 at Page 506 and Map recorded April 2, 1980 in Book 16 at Page 27, and amended July 7, 1980 in Book 17 at Page 20, and amended October 24, 1980 in Book 18 at Page 10 and amended October 29, 1980 in Book 18 at Page 16. Together with the right to the exclusive use of parking space(s) no. 559, and storage locker no. 11 and County of Denver, State of Colorado.
Also known as: 10150 East Virginia Avenue, #2-204, Denver, CO 80247
THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.
THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on November 6, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202 to sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.
The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:
Stephane R. Dupont
The Dupont Law Firm, LLC
PO Box 1073
Castle Rock, CO 80104
(720) 644-6115
sdupont@dupontlawco.com
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
Date: August 12, 2025
Elias Diggins, Sheriff Denver COUNTY, COLORADO
By: Deputy Sheriff Sergeant R. Line
[1] This amount does not constitute a payoff balance on the account as it does not include fees and costs incurred to release liens and other charges that may come due. Please contact he Plaintiff's attorney or submit a Notice of Intent to Cure for a payoff balance.
Attorneys for Plaintiff:

Intermountain Jewish News
Legal Notices, September 12, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

THE DUPONT LAW FIRM, LLC
Stephane R. Dupont, #39425
Address: PO Box 1073
Castle Rock, CO 80104
Phone Number: (720) 644-6115
First Publication: September 12, 2025
Last Publication: October 10, 2025
Name of Publication: The Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000340 To Whom It May Concern: On 7/07/2025 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: JERAMIE M. QUINTANA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 12/31/2018 Recorded Date of DOT: 1/03/2019 Reception No.of DOT: 2019000954 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $228,000.00 Outstanding Principal Amount as of the date hereof: $216,087.93 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 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 SEVENTEEN (17), BLOCK ONE (1), MONTBELLO NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 13401 RANDOLPH PL, 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 November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: CO25061

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000348 To Whom It May Concern: On 7/10/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HEATHER L. LAMBOY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") 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): 1/06/2022 Recorded Date of DOT: 1/13/2022 Reception No.of DOT: 2022006018 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $519,433.00 Outstanding Principal Amount as of the date hereof: $491,548.67 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 41 AND 42, BLOCK 19, EVANSTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2121 SOUTH HUMBOLDT STREET, DENVER, COLORADO 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 November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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-25-1016665-LL

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Jefferson County
Case No. 2025PR374, Division: 11
In the Matter of the Estate of
STEINERT, CINDY LOUISE, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado, on or before 01/12/2026 or the claims may be forever barred.
ROBERT J. HERCHER
Personal Representative
2679 W. Main St. 300-718
Littleton, CO 80120
Phone Number:303-257-1321
E-mail: bob@rjhercher.com
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000347 To Whom It May Concern: On 7/11/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: IAN ALBERT COLEMAN 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): 9/27/2021 Recorded Date of DOT: 9/29/2021 Reception No.of DOT: 2021184026 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $278,856.00 Outstanding Principal Amount as of the date hereof: $261,047.02 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8600 E ALAMEDA AVE # 19-108, DENVER, CO 80247 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: 00000010361095

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 108, BUILDING NO. 19, WOODSIDE VILLAGE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE 10, AND AMENDMENT RECORDED OCTOBER 20, 1981 IN BOOK 2470 AT PAGE 65 AND SECOND AMENDMENT RECORDED JANUARY 25, 1982 IN BOOK 2522 AT PAGE 541 AND THIRD AMENDMENT RECORDED MARCH 26, 1982 IN BOOK 2557 AT PAGE 151 AND FIRST AMENDMENT TO THIRD SUPPLEMENT RECORDED AUGUST 13, 1982

IN BOOK 2637 AT PAGE 238, AND RE-RECORDED MARCH 10, 1983 IN BOOK 2763 AT PAGE 629, AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION OF WOODSIDE VILLAGE CONDOMINIUMS, RECORDED APRIL 26, 1982 IN BOOK 2572 AT PAGE 547, AND FOURTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED SEPTEMBER 10, 1982 IN BOOK 2652 AT PAGE 597, AND FIFTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED OCTOBER 25, 1982 IN BOOK 2679 AT PAGE 14, AND RE-RECORDED MARCH 10, 1983 IN BOOK 2763 AT PAGE 616, AND SIXTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED FEBRUARY 17, 1983 IN BOOK 2750 AT PAGE 521, AND SEVENTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED APRIL 19, 1983 IN BOOK 2792 AT PAGE 110, AND RE-RECORDED MAY 11, 1983 IN BOOK 2809 AT PAGE 272, AND EIGHTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED MAY 23, 1983 IN BOOK 2816 AT PAGE 558, CONDOMINIUM MAP RECORDED AUGUST 17, 1981 IN BOOK 20 AT PAGE 11 AND FIRST SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED OCTOBER 20, 1981 IN BOOK 20 AT PAGE 41, AND FIRST AMENDMENT TO THE FIRST SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS, RECORDED APRIL 14, 1982 IN BOOK 21 AT PAGE 45, AND SECOND SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED JANUARY 25, 1982 IN BOOK 21 AT PAGES 1 THROUGH 3, AND THIRD SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS, RECORDED MARCH 26, 1982 IN BOOK 20 AT PAGES 100 - 102, AND FOURTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED SEPTEMBER 10, 1982 IN BOOK 22 AT PAGES 59 THROUGH 61, AND FIFTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED OCTOBER 25, 1982 IN BOOK 22 AT PAGES 79 THROUGH 82, AND FIRST AMENDMENT TO FIFTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED APRIL 13, 1983 IN BOOK 23 AT PAGE 73, AND SIXTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED FEBRUARY 17, 1983 IN BOOK 23 AT PAGES 35 AND 36; AND SEVENTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED APRIL 19, 1983 IN BOOK 3 AT PAGES 81 AND 821 AND EIGHTH SUPPLEMENT TO THE CONDOMINIUM MAP RECORDED MAY 23, 1983 IN BOOK 24 AT PAGES 1-3, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 182, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON MARCH 3, 2025 AT RECEPTION NO. 2025018021

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000339 To Whom It May Concern: On 7/07/2025 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: LEEANN ROMERO WONHOF Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHANGE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CHANGE LENDING LLC Date of Deed of Trust (DOT): 8/03/2023 Recorded Date of DOT: 8/09/2023 Reception No.of DOT: 2023075086 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt:
$1,400,000.00 Outstanding Principal Amount as of the date hereof: $1,390,975.81 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1, 2, AND 3, PROUTY'S RESUBDIVISION OF BLOCK 3, GRANDVIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3356 W 46TH AVE, DENVER, CO 80211
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: CO25105

NOTICE OF SALE
Sheriff's Sale No. 25006554

To Whom It May Concern:
On June 10, 2025, an Order Re: Motion for Default Judgment and Entry of Decree of Foreclosure was entered and on June 12, 2025, recorded at Reception No. 2025058037, relating to the Deed of Trust described below recorded in Denver County:

Original Grantor Legacy Properties LLC and Freddy Rivas
Original Beneficiary FIDELIS EQUITY AND REAL ESTATE FUND B, LLC
Current Beneficiary FIDELIS EQUITY AND REAL ESTATE FUND B, LLC
Date of Deed of Trust 3/1/2024
Recording Date of Deed of Trust 3/7/2024
Recorded in Denver County Reception No. 2024019012
Original Principal Amount $1,044,900.00
Outstanding Balance $1,044,900.00
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: 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.
LOT 27 AND NORTHEASTERLY 1/2 OF LOT 26, BLOCK 119, PARTLY IN ADAE'S ADDITION TO DENVER AND PARTLY IN SHAFFENBURG'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
which has the address of: 2641 and 2643 Stout St, Denver, CO 80205

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust described herein, has filed an Order Re: Motion for Default Judgment and Entry of Decree of Foreclosure as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that on the first possible sale date (unless the sale is continued*) at **10:00 A.M. on November 6, 2025, at the front steps of the Denver City and County Building, located at, 1437 Bannock Street, Denver Colorado,** I will sell at public auction to the highest and best bidder, 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.
Dated: August 14, 2025
Elias Diggins, Sheriff of Denver County, Colorado
By: Deputy Sheriff Sergeant Roy Line
The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is:
Jennifer C. Rogers, #34682
IDEA Law Group, LLC
4530 S. Eastern Ave., Ste. 10
Las Vegas, NV 89119
877-353-2146
tscherenberg@idealawgroupllc.com
First Publication: September 12, 2025
Last Publication: October 10, 2025
Published in: The Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000295 To Whom It May Concern: On 6/11/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: VICTOR M. GUTIERREZ Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 10/15/2014 Recorded Date of DOT: 11/20/2014 Reception No.of DOT: 2014141707 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $75,000.00 Outstanding Principal Amount as of the date hereof: $30,122.40 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 55 AND 56, BLOCK 1 BURNS BRENTWOOD SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2085 S KING ST, DENVER, CO 80219-5355
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 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010454940

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000331 To Whom It May Concern: On 6/30/2025 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: DWINITA L. HENRY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROYAL PACIFIC FUNDING CORP. Current Holder of Evidence of Debt: ROYAL PACIFIC FUNDING CORPORATION Date of Deed of Trust (DOT): 7/12/2021 Recorded Date of DOT: 7/22/2021 Reception No.of DOT: 2021137799 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $470,600.00 Outstanding Principal Amount as of the date hereof: $451,107.47 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 1210 EAST 28TH AVENUE, DENVER, CO 80205
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 24CO00215-2

LEGAL DESCRIPTION

The land referred to herein is situate in Denver County, State of Colorado and is described as follows:
Unit 6, Hollie Jean Lofts, according to the Condominium Map of Hollie Jean Lofts Recorded on August 19, 2005 at Reception No. 2005140769, in the Records of the Office of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in the Condominium Declaration of Hollie Jean Lofts, recorded on August 19, 2005 at Reception No. 2005140768, in said Records, City and County of Denver, State of Colorado.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000343 To Whom It May Concern: On 7/09/2025 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: AARON ZACHARY RIOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FINANCE AMERICA, LLC, DBA FINAM, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE IMPAC CMB TRUST SERIES 2004-6 Date of Deed of Trust (DOT): 3/26/2004 Recorded Date of DOT: 4/01/2004 Reception No.of DOT: 2004081949 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $299,250.00 Outstanding Principal Amount as of the date hereof: $331,228.06 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE

A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, BLOCK 1, BEAR CREEK SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3804 W HAMILTON AVE, DENVER, COLORADO 80236-2445
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 November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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-25-1017386-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000360 To Whom It May Concern: On 9/05/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GOLDEN MANOR VACANT LLC A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary CAPITAL FUND LLC Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 12/08/2021 Recorded Date of DOT: 12/10/2021 Reception No.of DOT: 2021226331 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt $4,590,000.00 Outstanding Principal Amount as of the date hereof: $4,590,000.00 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: PARCEL 1,,, LOTS 1 TO 6, INCLUSIVE, BLOCK 2, WEST END SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.,,,PARCEL 2,,, LOTS 40 TO 44, INCLUSIVE, AND THE NORTH 1/2 OF LOT 39, AND THE EAST 50 FEET OF LOTS 45 TO 48, INCLUSIVE, BLOCK 1, MAUL'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.,,, PARCEL 3,,, THE WEST 75 FEET OF LOTS 45 TO 48, INCLUSIVE, BLOCK 1, MAUL'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4560 AKA 4570 W COLFAX AVE. 1464 WINONA CT, 1486 WINONA CT, DENVER, CO 80204
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of 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: 9/12/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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#: 24CO00030-2

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

Intermountain Jewish News
Legal Notices, September 12, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

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 #**
2001 Chevrolet S10	**110857**

Date of Publication: September 12, 2025
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 25PR30939
In the Matter of the Estate of
CHARLENE WESLEY, 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 STATE OF COLORADO 1437 BANNOCK STREET DENVER, CO 80202 or before four (4) months from the date of the first publication or the claims may be forever barred.

SYDNEY C. MERRELL, Esq. (#57396)
Attorney 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
s.merrell@cityparklaw.com
First Publication: September 5, 2025
Second Publication: September 12, 2025
Third Publication: September 19, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25C00954, Courtroom: 170

Public Notice is given on September 5, 2025 that a Petition for a Change of Name of an Adult has been filed with the **Denver** Court.
The Petition requests that the name of NAKIRA SHANEé DOSS be changed to NAKIRA SHANEé rivera.
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000342 To Whom It May Concern: On 7/09/2025 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: TROY ADAM DUFFIE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING LLC Date of Deed of Trust (DOT): 3/24/2021 Recorded Date of DOT: 3/30/2021 Reception No.of DOT: 2021057743 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $306,000.00 Outstanding Principal Amount as of the date hereof: $295,942.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 16174 E 47TH DR., 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 November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: 23CO00460-6

Legal Description

A Parcel of land being a portion of Lot 8, Block 17, Denver Connection West Filing No. 1 as recorded Under Reception No. 2016106834 in the records of the City and County of Denver Clerk and recorders Office, Located in the North One-Half of Section 20, Township 3 South, Range 66 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows: Commencing at the northwest corner of said Lot 8 whence the Northeast Corner of said Lot 8 bears North 89°22'37" East with all bearings hereon relative thereto; Thence North 89°22'37"East along the north line of said Lot 8 A Distance Of 70.67 feet to the true point of beginning; thence continuing along said north line, North 89°22'37" East a distance of 20.00 feet; Thence Departing said North Line, South 00°37'04" East a distance of 75.00 feet to a point on the South Line of said Lot 8; Thence along said South Line, South 89°22'37" West, a Distance of 20.00 feet; Thence Departing said South Line, North 00°37'04" West, a distance of 75.00 feet to the point of beginning.
City and County of Denver, State of Colorado.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Broomfield County
Case No. 2025PR30102, Division: A
In the Matter of the Estate of
WILLIAM H. BRINKMAN a/k/a WILLIAM BRINKMAN, 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 Broomfield, County, Colorado on or before January 5, 2026, or the claims may be forever barred.

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

Christopher Turner, #43245
Public Administrator
GANTENBEIN LAW FIRM LLC
1760 Gaylord Street
Denver, CO 80206
Phone 720-593-8295
Fax 720-442-8051
christopher@gantenbeinlaw.com
First Publication: September 5, 2025
Second Publication: September 12, 2025
Third Publication: September 19, 2025
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2025PR30836, Division: CLX
In the Matter of the Estate of
PAMELA S. ANCELL a/k/a PAMELA SUE ANCELL a/k/a PAMELA S. CLAYTON a/k/a PAMELA S. RUSHMORE a/k/a PAMELA S. ROSE a/k/a PAMELA S. NICHOLS, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Arapahoe, County, Colorado, on or before January 5, 2026, or the claims may be forever barred.

Troy C. Rushmore and
Tracey L. Hansen
Co-Personal Representatives
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111

Denise Hoffman White, Esq., Atty. Reg. #33143
Joseph A. Orrino, Esq., Atty. Reg. #50499
Attorneys for the Co-Personal Representatives
Hoffman Nies Dave & Meyer LLP
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140
FAX Number: (303) 860-7344
Email: dhoffman@hn-colaw.com,
jorrino@hn-colaw.com
First Publication: September 5, 2025
Second Publication: September 12, 2025
Third Publication: September 19, 2025
Published: Intermountain Jewish News

Intermountain Jewish News
Legal Notices, September 12, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000338 To Whom It May Concern: On 7/07/2025 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: CHARLES GAVIN GOLDSMITH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR MORRISON HOME FUNDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 11/20/2023 Recorded Date of DOT: 11/20/2023 Reception No.of DOT: 2023110776 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $471,050.00 Outstanding Principal Amount as of the date hereof: $469,068.59 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THAT CERTAIN PORTION OF LOT 12, BLOCK 6, HIGH POINT SUBDIVISION FILING NO. 3, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED MARCH 12, 2020 AT RECEPTION NO. 2020036314 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 12, BLOCK 6; THENCE ALONG THE NORTHEASTERLY LINE OF LOT 12, BLOCK 6, NORTH 44 DEGREES 52 MINUTES 31, SECONDS WEST, 59.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY LINE OF LOT 12, BLOCK 6, NORTH 44 DEGREES 52 MINUTES 31 SECONDS WEST, 24.00 FEET; THENCE SOUTH 45 DEGREES 07 MINUTES 29 SECONDS WEST, 90.00 FEET TO THE SOUTHWESTERLY LINE OF LOT 12, BLOCK 6; THENCE ALONG SAID LINE OF LOT 12, BLOCK 6, SOUTH 44 DEGREES 52 MINUTES 31 SECONDS EAST, 24.00 FEET; THENCE NORTH 45 DEGREES 07 MINUTES 29 SECONDS EAST, 90 FEET TO THE POINT OF BEGINNING. Which has the address of 6621 N. CEYLON STREET, DENVER, CO 80249
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: CO23986

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000325 To Whom It May Concern: On 6/27/2025 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: MARTIN RONQUILLO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE LENDING GROUP, INC. ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 Date of Deed of Trust (DOT): 11/08/2005 Recorded Date of DOT: 1/03/2006 Reception No.of DOT: 2006000755 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $150,000.00 Outstanding Principal Amount as of the date hereof: $168,199.76 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: LOTS 23 AND 24, BLOCK 35 P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 71 SOUTH IRVING STREET, DENVER, COLORADO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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-25-1017503-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000336 To Whom It May Concern: On 7/02/2025 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: KENIA MARQUEZ and JESUS JOSE MARQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2006-FRE1 ASSET-BACKED PASS-THROUGH CERTIFICATES Date of Deed of Trust (DOT): 4/24/2006 Recorded Date of DOT: 5/08/2006 Reception No.of DOT: 2006071038 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $176,000.00 Outstanding Principal Amount as of the date hereof: $107,913.13 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 COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 8, MAR-LEE MANOR, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1852 S QUITMAN 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 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 19-021255

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000316 To Whom It May Concern: On 6/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: THE WRIGHT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary:
LENDINGONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: RTL REO LLC Date of Deed of Trust (DOT): 12/14/2021 Recorded Date of DOT: 12/15/2021 Reception No.of DOT: 2021228419 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $3,297,075.00 Outstanding Principal Amount as of the date hereof: $3,110,338.75 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 1750 SOUTH YUMA STREET, DENVER, CO 80223

Intermountain Jewish News
Legal Notices, September 12, 2025
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NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 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-25-1014268-LL

EXHIBIT A

1- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: ALL OF LOT 5, EXCEPT THE NORTH 25 FEET THEREOF, AND ALL OF LOT 6, EXCEPT THE SOUTH 45 FEET THEREOF, BLOCK 26, GUNNISON HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 1750 SOUTH YUMA STREET, DENVER, CO 80223
2- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOT 13, BLOCK 6, GUNNISON HEIGHTS FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PROPERTY COMMONLY KNOWN AS: 1660 SOUTH ZUNI STREET, DENVER, CO 80223
3- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOTS 43 AND 44, BLOCK 6, MANCHESTER HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 1225 SOUTH MARIPOSA STREET DENVER, CO 80223
4- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOT 3, BLOCK 3, SHERIDAN MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 1520 SOUTH XAVIER STREET DENVER, CO 80219
5- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOT 10, BLOCK 2, MISSISSIPPI HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 1190 SOUTH WINONA COURT DENVER, CO 80219
6- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOT 4, BLOCK 9, MUSE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 1830 SOUTH LOWELL BOULEVARD, DENVER, CO 80219
7- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 120 FEET OF THE WEST 53.94 FEET OF THE EAST 245.76 FEET OF BLOCK 1, HILL AND WEBSTER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 4865 WEST 2ND AVENUE, DENVER, CO 80219
8- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOTS 19 AND 20, BLOCK 2, ADOLPH RAUH ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.PROPERTY COMMONLY KNOWN AS: 117 SOUTH DECATUR STREET, DENVER, CO 80219
9- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF LOTS 13 AND 14, BLOCK 8, BURN'S BRENTWOOD SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PROPERTY COMMONLY KNOWN AS: 2090 SOUTH IRVING STREET, DENVER, CO 80219
10- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOTS 39 AND 40, BLOCK 16, KENTUCKY GARDENS ANNEX, CITY AND COUNYY OF DENVER, STATE OF COLORADO. PROPERTY COMMONLY KNOWN AS: 1039 SOUTH PATTON COURT, DENVER, CO 80219
11- THE LAND REFERRED TO HEREIN IS SITUATED IN **DENVER** COUNTY, STATE OF **COLORADO**, AND IS DESCRIBED AS FOLLOWS: LOTS 49 AND 50, EXCEPT THE REAR 6 FEET OF SAID LOTS, BLOCK 27, WINDSOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PROPERTY COMMONLY KNOWN AS: 629 STUART STREET, DENVER, CO 80204

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000302 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROSSI GUILIANI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS Current Holder of Evidence of Debt: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 11/28/2022 Recorded Date of DOT: 12/01/2022 Reception No.of DOT:

2022145516 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $659,835.00 Outstanding Principal Amount as of the date hereof: $649,748.90 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 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 36 AND THE SOUTH 1/2 OF LOT 35, RESUBDIVISION OF BLOCK 15 BOULEVARD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3822 JULIAN ST., DENVER, CO 80211
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 25CO00357-1

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000318 To Whom It May Concern: On 6/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JULIUS DEAN GARCIA and LISA GARCIA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TCF NATIONAL BANK Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER Date of Deed of Trust (DOT): 8/18/2018 Recorded Date of DOT: 8/24/2018 Reception No.of DOT: 00000010468353 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $198,750.00 Outstanding Principal Amount as of the date hereof: $195,140.31 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 38 AND 39, BLOCK 11, KENTUCKY GARDENS ANNEX, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 959 S. QUITMAN 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 October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 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 #: 00000010468353

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000324 To Whom It May Concern: On 6/27/2025 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: HIGHLAND BUILDERS AND DESIGN, LLC Original Beneficiary:

INDICATE CAPITAL REIT LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 12/22/2023 Recorded Date of DOT: 12/26/2023 Reception No.of DOT: 2023119534 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $2,630,000.00 Outstanding Principal Amount as of the date hereof: $2,631,276.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOAURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 6 TO 9 EXCEPT THE REAR 8 FEET OF SAID LOTS, RESUBDIVISION OF BLOCK 8, COTTAGE HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4520 W. MONCRIEFF PLACE, 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 October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 4520 W. MONCRIEFF PLACE

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000320 To Whom It May Concern: On 6/25/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BARD LEE SCHARLEMANN JR AKA BARD LEE SCHARLEMANN and ALEXANDRA C KLOS AKA ALEXANDRA COLLEEN KLOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/16/2019 Recorded Date of DOT: 9/25/2019 Reception No.of DOT: 2019132345 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $345,950.00 Outstanding Principal Amount as of the date hereof: $332,439.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 31, BLOCK 2, PERL-MACK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1164 S BEACH CT, DENVER, CO 80219-4212
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 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 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-24-999525-LL

PUBLIC NOTICE

Intermountain Jewish News
Legal Notices, September 12, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000303 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAZMYN KELLY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EQUITY PRIME MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 2/29/2024 Recorded Date of DOT: 3/05/2024 Reception No.of DOT: 2024018050 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $633,317.00 Outstanding Principal Amount as of the date hereof: $629,659.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, BLOCK 23, UNIVERSITY HILLS NO.2, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3051 SOUTH FAIRFAX STREET, DENVER, CO 80222
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-035006

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000304 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: VERNON D. TABOR, JR. AKA VERNON TABOR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ARC HOME LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 8/16/2021 Recorded Date of DOT: 8/23/2021 Reception No.of DOT: 2021159719 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $260,000.00 Outstanding Principal Amount as of the date hereof: $243,234.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 33, BLOCK 7, GREEN VALLEY RANCH FILING NO. 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 20731 E 40TH AVENUE, DENVER, CO 80249
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: CO24987

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000315 To Whom It May Concern: On 6/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES RUND Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME LENDING LLC Date of Deed of Trust (DOT): 5/01/2023 Recorded Date of DOT: 5/03/2023 Reception No.of DOT: 2023040326 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $285,000.00 Outstanding Principal Amount as of the date hereof: $284,241.47 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 111, CHERRY CREEK VILLAGE, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED OCTOBER 13, 1978, AT RECEPTION NO. 29101, AND AS AMENDED IN CONDOMINIUM MAP RECORDED DECEMBER 29, 1978, AT RECEPTION NO. 65254, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR CHERRY CREEK VILLAGE RECORDED OCTOBER 13, 1978, IN BOOK 1768, AT PAGE 494, AS AMENDED, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5300 E CHERRY CREEK SOUTH DR APARTMENT 111, 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 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: 48200840

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000307 To Whom It May Concern: On 6/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KYRIAKOS INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: COPA LENDING LLC, AN ARIZONA LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: COPA LENDING, LLC Date of Deed of Trust (DOT): 4/26/2024 Recorded Date of DOT: 5/01/2024 Reception No.of DOT: 2024039257 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $546,000.00 Outstanding Principal Amount as of the date hereof: $545,950.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE BORROWER'S FAILURE TO PAY THE DEBT IN FULL FOLLOWING THE MATURITY OF THE LOAN. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 AND THE NORTH 1/2 OF LOT 38, BLOCK 11, BREENLOW SUBDIVISION OF SOUTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2437 S BANNOCK ST, DENVER, CO 80223
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 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 #: CO24696

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000289 To Whom It May Concern: On 6/06/2025 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: MARTIN PHILIP PERCIVAL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING LLC Date of Deed of Trust (DOT): 7/15/2022 Recorded Date of DOT: 7/18/2022 Reception No.of DOT: 2022095780 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $417,175.00 Outstanding Principal Amount as of the date hereof: $402,130.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 603, LAFAYETTE TOWERS EAST CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED APRIL 22, 1977 IN BOOK 1425 AT PAGE 206, CONDOMINIUM MAP RECORDED APRIL 22, 1977 IN PLAT BOOK 5 AT PAGES 46, 47, 48, 49 AND 50, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Which has the address of 1090 N LAFAYETTE ST #603, DENVER, CO 80218-3157
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 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 25CO00352-1

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000287 To Whom It May Concern: On 6/06/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHRISTOPHER A. BARBOUR Original Beneficiary: WASHINGTON PARK MORTGAGE LLC Current Holder of Evidence of Debt: HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE DEUTSCHE ALT-A SECURITIES INC MORTGAGE LOAN TRUST SERIES 2005-1 MORTGAGE PASS-THROUGH CERTIFICATES Date of Deed of Trust (DOT): 11/02/2004 Recorded Date of DOT: 11/18/2004 Reception No.of DOT: 2004238624 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $138,000.00 Outstanding Principal Amount as of the date hereof: $72,012.47 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: THE WEST 32.875 FEET OF LOT 25 AND THE WEST 32.875 FEET OF THE SOUTH 1/2 OF LOT 26, BLOCK 14, BROADWAY HEIGHTS 2ND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Which has the address of 2121 E VIRGINIA AVE., 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: CO250043

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000292 To Whom It May Concern: On 6/11/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SHAWN REYES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 3/09/2018 Recorded Date of DOT: 3/13/2018 Reception No.of DOT: 2018030058 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $160,050.00 Outstanding Principal Amount as of the date hereof: $140,924.82 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 COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NUMBER 108, BUILDING 7615, WHISPERING PINES WEST CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978 IN BOOK 1785 AT PAGE 2, AND AMENDED JANUARY 30, 1979 IN BOOK 1842 AT PAGE 179 AND THE CONDOMINIUM MAP ON JANUARY 23, 1979 IN BOOK C10 AT PAGE 1 OF THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7615 E QUINCY AVENUE #108, DENVER, COLORADO 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1011755-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000309 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MAXINE L. BRAHMSTEADT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PREMIUM SECURITY INC., DBA HOMECISION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC Date of Deed of Trust (DOT): 4/07/2022 Recorded Date of DOT: 4/13/2022 Reception No.of DOT: 2022050887 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $1,456,200.00 Outstanding Principal Amount as of the date hereof: $731,985.46 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 18, 19 AND 20, EXCEPT THE NORTH 23.02 FEET OF LOT 18, BLOCK 3, LAWNDALE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2174-2176 S SHERMAN 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 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: CO24962

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000306 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY A. MONTOYA and ROGER A. MONTOYA Original Beneficiary: WELLS FARGO FINANCIAL COLORADO, INC. Current Holder of Evidence of Debt: WELLS FARGO USA HOLDINGS, LLC Date of Deed of Trust (DOT): 5/21/2004 Recorded Date of DOT: 6/14/2004 Reception No.of DOT: 2004125955 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $265,244.56 Outstanding Principal Amount as of the date hereof: $149,605.15 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 33 AND 34, BLOCK 8, SECOND ADDITION TO PARK HILL HEIGHTS, ACCORDING TO THE RECORDED PLAT THEREOF WITH IMPROVEMENTS THEREON, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2835 CHERRY STREET, DENVER, CO 80207
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1015809-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000281 To Whom It May Concern: On 6/06/2025 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: THRIVE! HEALTH SERVICES CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: GUARANTY BANK AND TRUST COMPANY, 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): 9/15/2016 Recorded Date of DOT: 9/20/2016 Reception No.of DOT: 2016127619 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $2,032,798.00 Outstanding Principal Amount as of the date hereof: $2,094,559.20 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: 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 S. 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 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 S HUDSON STREET

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000296 To Whom It May Concern: On 6/13/2025 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: ALICE A MARSH Original Beneficiary: WASHINGTON MUTUAL BANK, FA Current Holder of Evidence of Debt: LEGACY MORTGAGE ASSET TRUST 2018-RPL2 Date of Deed of Trust (DOT): 5/30/2003 Recorded Date of DOT: 6/23/2003 Reception No.of DOT: 2003124369 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $115,000.00 Outstanding Principal Amount as of the date hereof: $50,073.24 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 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: UNIT 302, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE B26 AND STORAGE SPACE NO. 38, ACCORDING TO THE CONDOMINIUM DECLARATION FOR PARK WASHINGTON CONDOMINIUMS RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077050, AND FIRST AMENDMENT RECORDED DECEMBER 28, 1982, IN BOOK 2716 AT PAGE 294, AND THE MAP THEREOF RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077051, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED AUGUST 26, 2016 AT RECEPTION NO. 2016114807 Which has the address of 669 WASHINGTON ST #302, 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010382646

Intermountain Jewish News
Legal Notices, September 12, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000299 To Whom It May Concern: On 6/11/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARTURO ESPARZA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR ONTRAC FINANCIAL INC. Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 9/05/2008 Recorded Date of DOT: 9/12/2008 Reception No.of DOT: 2008126660 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $113,502.00 Outstanding Principal Amount as of the date hereof: $79,391.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 32, BLOCK 6, SHERIDAN MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1575 S ZENOBIA 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 25CO00310-1

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000308 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KIMBERLY A. GIBSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUMMIT FUNDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WESTERN ALLIANCE BANK Date of Deed of Trust (DOT): 7/16/2021 Recorded Date of DOT: 7/23/2021 Reception No.of DOT: 2021138087 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $432,000.00 Outstanding Principal Amount as of the date hereof: $406,708.21 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 2, GREEN VALLEY RANCH FILING NO. 45, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20384 E 53RD DRIVE, DENVER, CO 80249
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: CO23038

Intermountain Jewish News
Legal Notices, September 12, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000297 To Whom It May Concern: On 6/13/2025 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: ROCKING HORSE, LLC Original Beneficiary: MOUNTAIN STATES HOME Current Holder of Evidence of Debt: MOUNTAIN STATES HOME Date of Deed of Trust (DOT): 5/27/2021 Recorded Date of DOT: 6/01/2021 Reception No.of DOT: 2021102482 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $181,790.32 Outstanding Principal Amount as of the date hereof: $181,790.32 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 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:
FAILURE TO MAKE FULL PAYMENT OF ALL PRINCIPAL, INTEREST AND OTHER CHARGES AT THE MATURITY DATE AS REQUIRED BY 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: TOWN OF HIGHLAND B25 L15 & W 2FT OF L16 EXC REAR 8FT CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2837 W 25TH AVENUE, DENVER, CO 80211-4732
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 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-035032

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000332 To Whom It May Concern: On 6/30/2025 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: JOHN C. VEST JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/24/2023 Recorded Date of DOT: 10/27/2023 Reception No.of DOT: 2023103439 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $414,846.00 Outstanding Principal Amount as of the date hereof: $410,133.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 25 FEET OF LOT 24 AND THE SOUTH 25 FEET OF LOT 25, BLOCK 4, MANLEA SUBDIVISION SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 739 SOUTH UTICA 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 October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 25-035142

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000293 To Whom It May Concern: On 6/11/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROY ZUNIGA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINIEE FOR GUARANTEED RATE, INC. Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 8/08/2023 Recorded Date of DOT: 8/11/2023 Reception No.of DOT: 2023077394 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $268,143.00 Outstanding Principal Amount as of the date hereof: $267,364.62 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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. 105 BUILDING E, BRANDY CHASE AT EASTMOOR PARK, IN ACCORDANCE WITH DECLARATION RECORDED ON MARCH 28, 1979 IN BOOK 1878 AT PAGE 367 AND CONDOMINIUM MAP RECORDED ON MARCH 28, 1979 IN MAP BOOK 11 AT PAGE 20, AND SUPPLEMENT RECORDED AUGUST 13, 1979 IN BOOK 13 AT PAGE 14, OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4400 S QUEBEC ST APARTMENT E105, 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010390037

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.
Denver Probate Court
Case Number: 2025PR030868
In the Matter of the Estate of
Newell Robert Lockwood, a/k/a
Newell R. Lockwood, a/k/a Newell Lockwood, a/k/a Robert Lockwood, a/k/a Bob Lockwood, 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 December 29, 2025, or the claims may be forever barred.

Amy E. Lockwood and Anne J. Wade
Personal Co-Representatives
c/o Danneil Law, P.C.
2373 Central Park Blvd., Suite 100
Denver, CO 80238

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942
Attorney for the Personal Co-Representatives
Danneil Law, P.C.
2373 Central Park Blvd., Suite 100
Denver, CO 80238
Phone Number: 303-803-1055
E-mail: amy@danneillawpc.com
First Publication: August 29, 2025
Second Publication: September 5, 2025
Third Publication: September 12, 2025
Published: Intermountain Jewish News

Intermountain Jewish News
Legal Notices, September 12, 2025
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PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000280 To Whom It May Concern: On 6/06/2025 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: LOUISE ORTH and GILBERT A ORTH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 1/14/2022 Recorded Date of DOT: 1/21/2022 Reception No.of DOT: 2022010095 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $265,000.00 Outstanding Principal Amount as of the date hereof: $252,850.86 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 720 S CLINTON ST APT 10D, 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1009688-LL
Exhibit A Legal Description
PARCEL I:
UNDIVIDED 1/232ND INTEREST IN AND TO BLOCK 4, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.
PARCEL II:
ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 10D (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 478), IN BUILDING NO. 10 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 31ST DAY OF DECEMBER 1964, IN CONDOMINIUM PLAT BOOK 1 AT PAGE 3.
PARCEL III:
AN UNDIVDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE- DESCRIBED SPACE OR AREA IS LOCATED.
TOGETHER WITH:
(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 69 IN PARKING LOT NO, 6 IN SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
(3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.
(4) THE RIGHT TO USE STAIRS, HALLS, PASSAGEWAYS, AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II, ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES, AND INVITEES.
(5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES, AND INVITEES,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.
District Court, Arapahoe County
Case Number: 2024PR641, Division: 12
In the Matter of the Estate of
Judith Lynne Olson, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court, Arapahoe, County on or before December 29, 2025, or the claims may be forever barred.

Richard Olson
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
For Richard Olson
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver, CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: August 29, 2025
Second Publication: September 5, 2025
Third Publication: September 12, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000290 To Whom It May Concern: On 6/10/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NORMA L. SMITH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAND HOME FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC Date of Deed of Trust (DOT): 11/08/2018 Recorded Date of DOT: 11/15/2018 Reception No.of DOT: 2018147574 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $313,500.00 Outstanding Principal Amount as of the date hereof: $127,689.38 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: 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 605 S ALTON WAY UNIT 3C, DENVER, CO 80247
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 23-030556

LEGAL DESCRIPTION

Parcel I
An undivided 1/192nd interest in and to Block 17, 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. 3C (for convenient reference, numbered as Unit No. 1407), in building No. 48, 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.
Parcel III:
An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located.

Together with:
(2) The exclusive right to use and occupy Parking Stall No. 179 in parking lot No. P- 15 of said block, located substantially as shown on the area plat plan referred to above.
(3) The exclusive right to use balconies, air-conditioners or other appliances which project beyond the space or area above described and contiguous thereto.
(4) A right of way, in common with others, for ingress and egress to and from the property above described.
(5) The right to use stairs, halls, passageways and other common areas in the apartment building described in Parcel II above in common with other owners of such building, including their agents, servants, employees and invitees.
(6) The right to use common areas in said block in common with other owners of space or areas in apartment building 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.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000329 To Whom It May Concern: On 6/30/2025 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: KELSEY C. SCANTLAND Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD Current Holder of Evidence of Debt: FIFTH THIRD BANK, N.A. Date of Deed of Trust (DOT): 5/13/2021 Recorded Date of DOT: 5/24/2021 Reception No.of DOT: 2021097451 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $210,000.00 Outstanding Principal Amount as of the date hereof: $204,544.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NUMBER 7462, BUILDING T-8, WHISPERING PINES WEST CONDOMINIUM, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978 IN BOOK 1785 AT PAGE 2, AND AMENDED JANUARY 30, 1979 IN BOOK 1842 AT PAGE 179 AND THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979 IN BOOK C10 AT PAGE 1, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7462 EAST PRINCETON AVENUE, DENVER, CO 80237
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 24CO00061-3

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000335 To Whom It May Concern: On 7/02/2025 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: TOSI FAAUAA and YVETTE FAAUAA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/24/2024 Recorded Date of DOT: 7/26/2024 Reception No.of DOT: 2024068566 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $373,117.00 Outstanding Principal Amount as of the date hereof: $371,882.88 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 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 31, BLOCK 5, FIRST CREEK FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18978 E 58TH AVE, 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 October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 25-035195

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000298 To Whom It May Concern: On 6/11/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SONIA LEACH and STEFFAN CORY LANDIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 7/31/2019 Recorded Date of DOT: 8/06/2019 Reception No.of DOT: 2019101806 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $478,298.00 Outstanding Principal Amount as of the date hereof: $433,373.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 4, BLOCK 9, STAPLETON FILING NO. 54, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5865 N HANOVER ST, DENVER, COLORADO 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 October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1014366-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000301 To Whom It May Concern: On 6/13/2025 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: OLEKSANDR ANDRIYOVY KOVALENKO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 5/26/2023 Recorded Date of DOT: 6/01/2023 Reception No.of DOT: 2023048902 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $161,250.00 Outstanding Principal Amount as of the date hereof: $158,272.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 5300 E CHERRY CREEK SOUTH DR, APT 804, DENVER, COLORADO 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 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1016930-LL

Exhibit A

CONDOMINIUM UNIT 804, CHERRY CREEK VILLAGE, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED OCTOBER 13, 1978, AT RECEPTION NO. 29101, AND AS AMENDED IN CONDOMINIUM MAP RECORDED DECEMBER 29, 1978, AT RECEPTION NO. 65254, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR CHERRY CREEK VILLAGE RECORDED OCTOBER 13, 1978, IN BOOK 1768, AT PAGE 494, AS AMENDED, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000319 To Whom It May Concern: On 6/25/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CASIANA ISA MARTINEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 10/05/2022 Recorded Date of DOT: 10/11/2022 Reception No.of DOT: 2022130035 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $144,000.00 Outstanding Principal Amount as of the date hereof: $141,546.44 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, AND OTHER VIOLATIONS OF THE NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 229, LA TELA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298. Which has the address of 603 INCA ST UNIT 229, DENVER, CO 80204
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: WOMBLE BOND DICKINSON (US) LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 307918-00141

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000283 To Whom It May Concern: On 6/06/2025 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: MICHELLE STEWART Original Beneficiary: BBVA USA Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/13/2020 Recorded Date of DOT: 2/21/2020 Reception No.of DOT: 2020025560 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 32, BLOCK 7, MONTBELLO NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Which has the address of 5512 SABLE STREET, DENVER, CO 80239
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 9, 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: 8/15/2025 Last Publication: 9/12/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/22/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 5512 SABLE STREET

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

SUMMONS BY PUBLICATION
Case Number: 2025CV031817
Division/ Courtroom: 259

Rubicon Properties LLC
Plaintiff,
v.
Robert L. Vongunten
Defendant.

TO: ROBERT L. VONGUNTEN
You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35[1] days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.
If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.
This is an action affecting specific real property in Denver commonly known as 119 W.
Ellsworth Ave., Denver, Colorado.
Dated this 4th day of September, 2025.
HATCH RAY OLSEN CONANT LLC
Christopher J. Conant
Attorneys for Plaintiff
Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200
Denver, Colorado 80202
Phone Number: (303) 298-1800
Fax Number: (303) 298-1804
Email Address: cconant@hatchlawyers.com
Atty. Reg.#: 40269
In accordance with C.R.C.P. 121 §1-26(7) a copy of this document with original/electronic signatures is being maintained by Hatch Ray Olsen Conant LLC and will be made available for inspection by other parties or the court upon request.

Published in The Intermountain Jewish News
First Publication: Friday, September 12, 2025
Last Publication: Friday, October 10, 2025

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000313 To Whom It May Concern: On 6/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: EVA T ORLOWSKI and CHRISTINE Z ORLOWSKI Original Beneficiary: WASHINGTON MUTUAL BANK, FA Current Holder of Evidence of Debt: CHASE HOME LENDING MORTGAGE TRUST 2023-RPL3 Date of Deed of Trust (DOT): 7/24/2003 Recorded Date of DOT: 9/08/2003 Reception No.of DOT: 2003190473 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $86,000.00 Outstanding Principal Amount as of the date hereof: $48,620.65 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: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2880 SOUTH LOCUST STREET, DENVER, CO 80222
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 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 #: 25-034211

LEGAL DESCRIPTION

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000311 To Whom It May Concern: On 6/18/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JANET M SMITH and TROY T SMITH Original Beneficiary: THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION) Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE FW SERIES I TRUST Date of Deed of Trust (DOT): 9/19/2002 Recorded Date of DOT: 10/11/2002 Reception No.of DOT: 2002184959 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $130,000.00 Outstanding Principal Amount as of the date hereof: $162,035.87 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 3844 ADAMS STREET, DENVER, CO 80205
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: 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 #: 25CO00366-1

Exhibit A

PARCEL I:
THE SOUTH 2 FEET OF LOT 13,
AND ALL OF LOTS 14 AND 15,
BLOCK 3.
IVANHOE
CITY AND COUNTY OF DENVER.
STATE OF COLORADO
PARCEL II:
LOT 12,
AND THE NORTH 23 FEET OF LOT 13,
BLOCK 3,
IVANHOE
CITY AND COUNTY OF DENVER.
STATE OF COLORADO

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000312 To Whom It May Concern: On 6/20/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOSEPHINE J. JARAMILLO and MARIA D. MALACARA Original Beneficiary: CITIFINANCIAL CORPORATION Current Holder of Evidence of Debt: CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST Date of Deed of Trust (DOT): 2/28/2003 Recorded Date of DOT: 3/04/2003 Reception No.of DOT: 2003033486 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $72,780.35 Outstanding Principal Amount as of the date hereof: $49,153.90 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 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 AND LOT 13, BLOCK 11, ADAMS PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3400 WEST ALASKA PLACE, DENVER, CO 80219
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 16, 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: 8/22/2025 Last Publication: 9/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 7/29/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE

DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1016752-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000346 To Whom It May Concern: On 7/10/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PRESTON MORRISON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE FEDERAL SAVINGS BANK Date of Deed of Trust (DOT): 5/15/2020 Recorded Date of DOT: 5/26/2020 Reception No.of DOT: 2020069735 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $476,000.00 Outstanding Principal Amount as of the date hereof: $437,824.30 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 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 2862 CHAMPA ST, DENVER, CO 80205
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: 25-034956

LEGAL DESCRIPTION
Land situated in the City of Denver in the County of Denver in the State of CO
THAT PART OF LOTS 1 TO 3, BLOCK 60, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, AND FRACTIONAL LOTS 2 AND 3, BLOCK 7, THE HUNTER ADDITION TO DENVER AND THE NORTH UNIT OF A BRICK TRIPLEX MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, BEING THE SOUTH CORNER OF CHAMPA STREET AND 29TH STREET;
THENCE SOUTHEASTERLY ALONG 29TH STREET, A DISTANCE OF 47.5 FEET TO THE CENTER OF A COMMON WALL;
THENCE SOUTHWESTERLY ALONG SAID COMMON WALL, A DISTANCE OF 17.1 FEET; THENCE SOUTHEASTERLY ALONG SAID WALL, A DISTANCE OF 7.1 FEET;
THENCE SOUTHWESTERLY ALONG SAID WALL, A DISTANCE OF 4.0 FEET; THENCE SOUTHEASTERLY ALONG SAID WALL, A DISTANCE OF 6.4 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 27.0 FEET ALONG SAID COMMON WALL AND ITS CENTER-LINE EXTENDED TO THE OUTSIDE OF A BRICK WALL FOR 2854 CHAMPA
STREET;
THENCE NORTHWESTERLY ALONG THE OUTSIDE OF A BRICK WALL AND ALONG A
MASONRY WALL COMMON WITH 2862 CHAMPA STREET, A DISTANCE OF 61.0 FEET TO CHAMPA STREET;
THENCE NORTHEASTERLY ALONG CHAMPA STREET, A DISTANCE OF 48.1 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000323 To Whom It May Concern: On 6/27/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JASON DAVIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS Current Holder of Evidence of Debt: PENNYMAC LOAN SERVCES, LLC Date of Deed of Trust (DOT): 10/14/2016 Recorded Date of DOT: 10/14/2016 Reception No.of DOT: 2016143070 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $272,195.00 Outstanding Principal Amount as of the date hereof: $222,637.52 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 9194 E NASSAU AVE, 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 October 23, 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: 8/29/2025 Last Publication: 9/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/05/2025 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 #: 25CO00355-1

Exhibit A

Condominium Unit 708, Building No. 108, the Second Amended Condominium Plat of Cherry Creek Townhouses, Filing Number Three, City and County of Denver, State of Colorado, described as follows:
An undivided 1/251 interest in CHERRY CREEK TOWNHOUSES - (THIRD FILING), except any air space above such property other than that specifically conveyed herein,
All of that space or area which lies within the inside walls, basement floor and ceiling of the second floor of the Condominium Unit No. 708, Building No. 108, as shown on the Second Amended Condominium plat of CHERRY CREEK TOWNHOUSES - (THIRD FILING), together with everything now or hereafter located in said area;
Also
All of the air space contained within the bay area appurtenant to said unit, which air space is designated on the condominium plat as B-1
Also
An undivided 1/5 interest in and to Building No. 108 as shown on the Condominium Plat; Together With:
1. The exclusive right to use and occupy patio area no. 708-P as shown on the condominium plat, together with the right to use the air space over such area.
2. The exclusive right to use and occupy Carport No. 708 C as shown on the condominium plat.
3. The exclusive right to use and occupy air space in the attic of Condominium Unit No. 708 of Building No. 108 as shown on the condominium plat.
4. The right to use common elements in common with others.
City and County of Denver, State of Colorado.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25C00917, Division: Civil
Courtroom: 100

Public Notice is given on August 15, 2025 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 DEON JAMES MCQINLEY-KIEFER be changed to DEON DE SANTO DE'OLIVEINA-RODRIQUES.
First Publication: August 29, 2025
Second Publication: September 5, 2025
Third Publication: September 12, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25C00956, Division: Civil
Courtroom: 186

Public Notice is given on 8/25/25 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.
The Petition requests that the name of EMILY ROSE SEVERIN be changed to MILLIE ROSE RINGHAND-SHROUT.
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

Intermountain Jewish News
Legal Notices, September 12, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2025PR30759, Division: 12
In the Matter of the Estate of
RALPH W. JORDAN a/k/a RALPH WILLARD JORDAN, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Arapahoe, County, Colorado, on or before December 29, 2025, or the claims may be forever barred.

Shelly R. Jordan
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111

Denise Hoffman White, Esq., Atty. Reg. #33143
Joseph A. Orrino, Esq., Atty. Reg. #50499
Amy M. Akel, Esq., Atty. Reg. #55443
Attorneys for the Personal Representative
Hoffman Nies Dave &Meyer LLP
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140
FAX Number: (303) 860-7344
Email: dhoffman@hn-colaw.com,
jorrino@hn-colaw.com
First Publication: August 29, 2025
Second Publication: September 5, 2025
Third Publication: September 12, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000328 To Whom It May Concern: On 7/08/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 538 E. 17TH AVENUE COMMERCIAL, LLC, AND FRANCIS E. SCHULTZ III Original Beneficiary: JOHN A. ELWAY, JR. REVOCABLE TRUST Current Holder of Evidence of Debt: JOHN A. ELWAY, JR. REVOCABLE TRUST Date of Deed of Trust (DOT): 10/27/2022 Recorded Date of DOT: 10/28/2022 Reception No.of DOT: 2022136326 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $5,398,623.00 Outstanding Principal Amount as of the date hereof: $5,398,623.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED, AS THE CURRENT HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED ABOVE, DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO:
MAKE PAYMENT WHEN DUE ACCORDING TO THE TERMS OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST; AND COMPLY WITH OTHER OBLIGATIONS AS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT C1, BESPOKE UPTOWN CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION FOR BESPOKE UPTOWN, RECORDED APRIL 30, 2021 AT RECEPTION NO. 2021083838, AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR BESPOKE UPTOWN RECORDED SEPTEMBER 2, 2021 AT RECEPTION NO. 2021166692, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND THE BESPOKE UPTOWN CONDOMINIUM MAP RECORDED APRIL 28, 2021, AT RECEPTION NO. 2021081379 AND RE-RECORDED APRIL 30, 2021, AT RECEPTION NO. 2021083323, AND FIRST AMENDMENT TO BESPOKE UPTOWN CONDOMINIUM MAP RECORDED SEPTEMBER 2, 2021 AT RECEPTION NO. 2021166691, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, Which has the address of 1665 NORTH PEARL STREET, DENVER, COLORADO 80231
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 6, 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: 9/12/2025 Last Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:8/19/2025 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: BOHN AGUILAR, LLC Denver Registration #: 31441 ARMANDO Y AGUILAR, 355 SOUTH TELLER STREET, SUITE 200, LAKEWOOD, CO 80226Phone #: (303) 832-2509 Attorney File #: 1665 NORTH PEARL STREET

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25C00941, Courtroom: 100K

Public Notice is given on September 5, 2025 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 ALLISON ROSE GRENEN be changed to ROSE GRENEN GALLAGHER.
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

NOTICE TO NON-CUSTODIAL
PARENT BY PUBLICATION
Case Number: 25C01060, Courtroom: 186

In the matter of the Petition of: LIDIA CHAVEZ for VICTOR MANUEL ORTEGA CHAVEZ to Change the Child's Name to: VICTOR MANUEL CHAVEZ
Notice to VICTOR MANUEL ORTEGA OCHOA, non-custodial parent.
Notice is given that a hearing is scheduled as follows:
Date: Oct. 3, 2025
Time: 10:45 am
Location: Virtual Courtroom 186
for the purpose of requesting a change of name for VICTOR MANUEL ORTEGA CHAVEZ.
At this hearing the Court may enter an order changing the name of the minor child.
To support or voice objection to the proposed name change, you must appear at the hearing.
Date: 07-04-2025
LIDIA CHAVEZ
Parent/Petitioner
2263 South Williams St.
Denver, CO 80210
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000350 To Whom It May Concern: On 7/10/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GREG M. LYON Original Beneficiary: LONG BEACH MORTGAGE COMPANY Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-1, ASSET-BACKED CERTIFICATES, SERIES 2004-1 Date of Deed of Trust (DOT): 12/03/2003 Recorded Date of DOT: 12/16/2003 Reception No.of DOT: 2003260049 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $168,800.00 Outstanding Principal Amount as of the date hereof: $133,918.32 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 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 2417 TREMONT PLACE, DENVER, CO 80205
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 6, 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: 9/12/2025 Last

Publication: 10/10/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/19/2025 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 #: 18-019527

EXHIBIT A
LEGAL DESCRIPTION

A PART OF LOT 20 AND THE NORTHEASTERLY 5 FEET OF LOT 19, BLOCK 187, PARTLY IN STILES ADDITION TO THE CITY OF DENVER, AND PARTLY IN CLEMENTS ADDITION TO THE CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF TREMONT PLACE, BEING AN 80.00 FEET RIGHT OF WAY, SAID POINT BEING S44 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 5.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 19; THENCE N 45 DEGREES 00 MINUTES 10 SECONDS WEST RUNNING THROUGH SAID LOT 19, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF AN EXISTING 16.00 FEET WIDE ALLEY; THENCE N 44 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 21.18 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE AND RUNNING THROUGH SAID LOT 20, THE FOLLOWING THREE (3) COURSES:
1. SOUTH 44 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 59.05 FEET;
2. SOUTH 45 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.85 FEET;
3. SOUTH 44 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 65.95 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TREMONT PLACE;
THENCE SOUTH 44 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 20.29 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTICE OF SALE

All individuals interested in the following-described trailer are hereby notified that their trailer is to be bonded for a certificate of title by **Justin R. Pace**, 4712 Austin Bluffs Pkwy, Colorado Springs, CO 80918. Phone: (719) 210-1296

YEAR/MAKE/MODEL/TYPE/COLOR	**VIN**
2007 MASR XSTAR TL SILVER	**D30086**

Date of Publication: September 12, 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 **Salims Silver Star Automobiles Service**, Inc., 1034 South Tejon St., Colorado Springs, CO 80903. Phone: (719) 475-7070

YEAR/MAKE/MODEL/TYPE/COLOR	**VIN**
2018 MERCEDES-BENZ G63 UP BLACK	**295493**

Date of Publication: September 12, 2025
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Colorado Auto Recovery, INC.,** 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL	**VIN #**
2006 Subaru B9 Tribeca	**415607**
2011 Kia Optima	**160466**
2010 Chevrolet Malibu	**242472**
1995 Ford F-150	**A20949**
2008 Toyota Prius	**376806**
2003 Dodge Ram	**128578**
2002 Volkswagen Jetta	**228098**

Date of Publication: September 12, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25CV535, Courtroom: 316

Public Notice is given on September 4, 2025 that a Petition for a Change of Name of an Adult has been filed with the **Denver District** Court.
The Petition requests that the name of Mary Alma Crawford Griffis be changed to Mary Alma Griffis.
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

NOTICE TO NON-CUSTODIAL
PARENT BY PUBLICATION
Case Number: 25C01060, Courtroom: 186

Intermountain Jewish News
Legal Notices, September 12, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

In the matter of the Petition of: LIDIA CHAVEZ for ALFREDO ZAPATA CHAVEZ to Change the Child's Name to: ALFRED CHAVEZ
Notice to ROSENDO ZAPTA CASTAñEDA, non-custodial parent.
Notice is given that a hearing is scheduled as follows:
Date: Oct. 3, 2025
Time: 10:45 am
Location: Virtual Courtroom 186
for the purpose of requesting a change of name for ALFREDO ZAPATA CHAVEZ.
At this hearing the Court may enter an order changing the name of the minor child.
To support or voice objection to the proposed name change, you must appear at the hearing.
Date: 07-04-2025
LIDIA CHAVEZ
Parent/Petitioner
2263 South Williams St.
Denver, CO 80210
First Publication: September 12, 2025
Second Publication: September 19, 2025
Third Publication: September 26, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000327 To Whom It May Concern: On 6/27/2025 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: LAWRENCE SAAVA MUKIIBI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR POWERTPO A DBA OF LOWER, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 12/10/2024 Recorded Date of DOT: 12/13/2024 Reception No.of DOT: 2024114993 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $307,330.00 Outstanding Principal Amount as of the date hereof: $307,330.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:
BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5255 MEMPHIS STREET UNIT 923, 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 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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 #: 25-035101

LEGAL DESCRIPTION

Condominium Unit No. 923, Building No. 9, The Trails at Parkfield Lake, as defined and described in the Condominium Declaration of The Trails at Parkfield Lake, recorded on August 12, 2002 at Reception No. 2002139960, in the Office of the Clerk and Recorder of the City and County of Denver, and according to the Condominium Map of The Trails at Parkfield Lake, recorded on April 24, 2003 at Reception No. 2003076509 in said Records, together with the exclusive right to use Parking Space No's. 923 and 923A, City and County of Denver, State of Colorado.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000326 To Whom It May Concern: On 6/30/2025 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: IWILDA POLLOCK Original Beneficiary: WELLS FARGO HOME MORTGAGE, INC. A CALIFORNIA CORPORATION Current Holder of Evidence of Debt: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG

ASSET TRUST Date of Deed of Trust (DOT): 8/05/2002 Recorded Date of DOT: 8/15/2002 Reception No.of DOT: 2002142087 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $181,500.00 Outstanding Principal Amount as of the date hereof: $228,272.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT THEREBY.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7395 EAST EASTMAN AVENUE, #L203, DENVER, COLORADO 80231
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of October 30, 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: 9/05/2025 Last Publication: 10/03/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/12/2025 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-25-1011378-LL

LEGAL DESCRIPTION- EXHIBIT A

CONDOMINIUM UNIT NO. 203, BUILDING NO. L, SHADOW WOOD CONDOMINIUMS IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 18, 1979 IN BOOK 1939 AT PAGE 46, AND FIRST AMENDMENT TO SAID DECLARATION RECORDED JULY 20, 1979, IN BOOK 1964 AT PAGE 639, AND CONDOMINIUM MAP RECORDED ON JUNE 18, 1979, IN BOOK 12 PAGE 24, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE L203, PARKING SPACE 391, CITY AND COUNTY OF DENVER, STATE OF COLORADO.