*Intermountain Jewish News*
Legal Notices, October 17, 2025
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Originals (print version) available for a fee; contact (303) 861-2234

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000366 To Whom It May Concern: On 7/25/2025 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: BRANDON BROWN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 7/22/2020 Recorded Date of DOT: 7/27/2020 Reception No.of DOT: 2020107814 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $327,309.00 Outstanding Principal Amount as of the date hereof: $309,719.84 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, 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 1, BLOCK 21, MAR-LEE MANOR, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1684 S MICHIGAN WAY, 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 November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1019716-LL

**LEGAL NOTICE**

Express Towing Services LLC
6994 S Fultondale Cir
Aurora, CO 80016
Phone: 720-666-1816
Email: expressservices66@yahoo.com
September 16, 2025
**Year**: 2021 **Make**: Tesla Model: 4Dr wagon sport utility **Color**: White **VIN#** 211074
**License#** 913527
**Issuing State**: Wyoming
**Date Towed**: September 11, 2025
**Towed from**: 775 S Alton Way unit 6C, Denver, CO 80247 **Towed to**: 1881 S Dayton St, Denver, CO 80247
This letter is to notify that the vehicle referenced above has been impounded. If you do not retrieve the vehicle within thirty days of the postmark date on this notice, we will dispose of the vehicle according to Colorado state low. You may pay for the towing and impound fees with cash, MasterCard or visa.
Pay all towing and storage fees and pick up the vehicle, contact us to make arrangements to abandon the vehicle with us. Call our office to make arrangement to resolve this matter as soon as possible.
Charges as of date of this letter:
Tow in fee: $279
Admin fee $150
Storage: $47 per day 6x days as of 09/16/2025 =$282
Date of Publication: October 10, 2025
Published: Intermountain Jewish News

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

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

| **YEAR/MAKE/MODEL** | **VIN #** |
|---|---|
| **2011 5th wheel trailer** | **004696** |
| **2018 Kenworth construction tractor** | **193636** |

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**2014 Ford escape C06229**
Date of Publication: October 10, 2025
Published: Intermountain Jewish News

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

| YEAR/MAKE/MODEL | VIN # |
|---|---|
| **1993 Honda Civic** | **045719** |
| **1969 Chevy Nova** | **335900** |

Date of Publication: October 10, 2025
Published: Intermountain Jewish News

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

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000352 To Whom It May Concern: On 7/15/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TERRY E. JAMIESON and DAVID JAMIESON, JR. Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 11/20/2019 Recorded Date of DOT: 11/25/2019 Reception No.of DOT: 2019165753 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $228,000.00 Outstanding Principal Amount as of the date hereof: $212,396.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1433 N WILLIAMS ST. APT 1204, DENVER, CO 80218-2544
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 13, 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: 9/19/2025 Last Publication: 10/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/26/2025 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 #: 00000010517837

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DENVER IN THE STATE OF CO
CONDOMINIUM UNIT NUMBER #1204, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER(S) 18, THE TOWERS AT CHEESMAN PARK ACCORDING TO THE CONDOMINIUM MAP RECORDED ON AUGUST 20, 1999 AT RECEPTION NO. 9900147268 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE TOWERS AT CHEESMAN PARK CONDOMINIUMS RECORDED ON AUGUST 20, 1999 AT RECEPTION NO. 9900147267 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000382 To Whom It May Concern: On 7/31/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: OSCAR SILVA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC. Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Date of Deed of Trust (DOT): 9/27/2017 Recorded Date of DOT: 10/03/2017 Reception No.of DOT: 2017130462 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $126,542.00 Outstanding Principal Amount as of the date hereof: $111,557.37 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 10150 E VIRGINIA AVE, UNIT 18-107, DENVER, CO 80247-1373
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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 00000010539708

LEGAL DESCRIPTION

CONDOMINIUM UNIT NUMBER 107, BUILDING NO. 18, 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. 509, AND STORAGE LOCKER NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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.**
**Denver Probate Court**
**Case No. 2025PR30555**
**In the Matter of the Estate of**
**ASTER OKAIN, 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, 1437 Bannock St., Room 230, Denver, Colorado 80202 on or before four (4) months from the date of the first publication or the claims may be forever barred.
CICELY OKAIN, Personal Representative
Wayne E. Vaden, Esq. (#21026)
SYDNEY C. MERRELL, Esq. (#57396)
Attorneys for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile w.vaden@cityparklaw.com
First Publication: September 26, 2025
Second Publication: October 3, 2025

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Third Publication: October 10, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR31099**
**In the Matter of the Estate of**
**MARGARET H. CUNNINGHAM, Deceased.**

All persons having claims against the above-named estate are required to present them to the Co-Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 3, 2026, or the claims may be forever barred.

JESSICA L. BRODERICK, Esq. Atty. Reg. #:40260
Attorney for the Co-Personal Representatives
Taft, Stettinius & Hollister LLP
675 Fifteenth Street, Suite 2300
Denver, Colorado 80202
Phone Number: 303-299-8446
FAX Number: 303-298-0940
E-mail: jbroderick@taftlaw.com
First Publication: October 3, 2025
Second Publication: October 10, 2025
Third Publication: October 17, 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.
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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

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000360 To Whom It May Concern: On 7/18/2025 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: CHRISTIAN KAISER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 1/20/2021 Recorded Date of DOT: 1/22/2021 Reception No.of DOT: 2021011353 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $512,999.00 Outstanding Principal Amount as of the date hereof: $466,443.61 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 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 2560 17TH ST, UNIT 207, 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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1018927-LL
Exhibit A
RESIDENCE 207, BUILDING 2, THE RESIDENCES AT HIGHLAND CROSSING (BUILDINGS ONE AND TWO), ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED ON OCTOBER 19, 2001 AT RECEPTION NO. 2001178906 AND THE MAP THEREOF, RECORDED ON OCTOBER 19, 2001 AT RECEPTION NO. 2001178907 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000365 To Whom It May Concern: On 7/24/2025 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: LESLIE J. THOMPSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 7/24/2015 Recorded Date of DOT: 7/31/2015 Reception No.of DOT: 2015106455 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $304,500.00 Outstanding Principal Amount as of the date hereof: $117,132.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 OCCUPY AND USE THE PROPERTY AS BORROWER(S)' PRINCIPAL RESIDENCE AS REQUIRED UNDER THE DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 27 AND THE NORTH 1/2 OF LOT 26, BLOCK 3, EXCEPT THE REAR 8 FEET TO THE CITY, MCKEE'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3245 FILLMORE STREET, DENVER, CO 80205

*Intermountain Jewish News*
Legal Notices, October 17, 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 November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 23-029314

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000362 To Whom It May Concern: On 7/22/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MELISSA ALTAMAR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 5/31/2019 Recorded Date of DOT: 6/05/2019 Reception No.of DOT: 2019070542 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $343,660.00 Outstanding Principal Amount as of the date hereof: $300,151.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 32, BLOCK 3, GREEN VALLEY RANCH, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19448 EAST 45TH 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 November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 23-029956

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000367 To Whom It May Concern: On 7/24/2025 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: ARTHUR AVALOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 5/31/2022 Recorded Date of DOT: 6/02/2022 Reception No.of DOT: 2022073962 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $200,000.00 Outstanding Principal Amount as of the date hereof: $199,240.47 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 FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property

encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 208, BUILDING NO. D, WOODSIDE CONDOMINIUMS, IN ACCORDANCE WITH THE AMENDED DECLARATION RECORDED APRIL 3, 1980 IN BOOK 2134 AT PAGE 677 AND SUPPLEMENTS THERETO, AND THE CONDOMINIUM MAP RECORDED JANUARY 16, 1980 IN BOOK 15 AT PAGE 41 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE #50, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8555 FAIRMOUNT DR, APT D208, 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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1020084-LL

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**∂Denver Probate Court**
**Case No. 2025PR31097, Division: 3**
**In the Matter of the Estate of**
**Donald M. Kerr, Jr., a/k/a Donald M. Kerr, a/k/a Donald Maclean Kerr, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado, on or before January 26, 2026, or the claims may be forever barred.

Alison K. Kerr
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
Emails: dhoffman@hn-colaw.com,
jorrino@hn-colaw.com, aakel@hn-colaw.com
First Publication: September 26, 2025
Second Publication: October 3, 2025
Third Publication: October 10, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000363 To Whom It May Concern: On 7/22/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RICARDO ORTEGA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CROSSCOUNTRY MORTGAGE, LLC Date of Deed of Trust (DOT): 11/30/2020 Recorded Date of DOT: 12/02/2020 Reception No.of DOT: 2020201095** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $585,062.00 Outstanding Principal Amount as of the date hereof: $545,424.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 6764 E EXPOSITION AVE, DENVER, CO 80224
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: CO22845

EXHIBIT A

PARCEL A:
THAT PART OF LOT 3, CASSELL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED AUGUST 25, 1951, IN PLAT BOOK 10, AT PAGE 2 OF THE ARAPAHOE COUNTY RECORDS, WHICH IS ALSO KNOWN AS PARCEL 7, EXPOSITION PLACE, A PLANNED UNIT GROUP, AS FILED ON OCTOBER 06, 1972, IN PLANNED BUILDING GROUP BOOK P1 AT PAGE 97 OF THE CITY AND COUNTY OF DENVER RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 124.97 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH AND 90.00 FEET EAST OF THE WEST LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS OVER A 35 FOOT WIDE PRIVATE ROAD AS SHOWN ON THE MAP FOR EXPOSITION PLACE, A PLANNED BUILDING GROUP, AS FILED ON OCTOBER 06, 1972, UNDER RECEPTION NO. 065145 OF THE CITY AND COUNTY OF DENVER RECORDS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, CASSELL SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 107.50 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 219.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 09 DEGREES 46 MINUTES 57 SECONDS, A DISTANCE OF 29.43 FEET TO THE CENTER OF A 30.00 FOOT RADIUS CURVE, SAID EASEMENT BEING 17.50 FEET ON EAST SIDE OF SAID CENTERLINE TO ITS POINT OF INTERSECTION WITH THE ARC OF SAID CURVE AND THEN INCLUDING THE AREA BOUNDED BY SAID CURVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**NOTICE OF SALE**

The following individuals are hereby notified that their abandoned vehicles are to be sold at **JDS TOWING, LLC**, PUC: T-04685, Address: 18700 Smith Road, Aurora CO80011, Phone: 720-415-7236.

| **Year/Make/Model** | **Vin #** |
|---|---|
| **2013 Nissan Sentra** | **674137** |
| **1978 Kawasaki motorcycle** | **016787** |
| **2006 Nissan Xterra** | **527997** |
| **2002 Nissan Xterra** | **584471** |
| **2004 Chevrolet Avalanche** | **228118** |

Date of Publication: October 10, 2025
Published: Intermountain Jewish News

Legal Notice

This is a formal notice to all concerned parties in the estate of Joseph Austin Fleming real property located at 267 Scottsburg Ct Aurora, Co. 80018 legal Description: Lot 9 Blk 3 Harmony Sub. Flg. No. 6 Ex. M/R's. There is an upcoming Court Date Case # 25PB458 in Probate Court located at 7325 S. Potomac St., Centennial Co. 80012 to grant Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative. Any interested party should appear and object to the petition on or before the hearing date. All objections must be filed in writing with the court and served on the petitioner.
First Publication: October 10, 2025
Second Publication: October 17, 2025

*Intermountain Jewish News*
Legal Notices, October 17, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Third Publication: October 24, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR31255**
**In the Matter of the Estate of**
**KAREN L. RIVET, also known as**
**KAREN LEE RIVET, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Probate Court, City and County of Denver, Colorado on or before February 10, 2026 or the claims may be forever barred.

JASON STALLINGS
Personal Representative
c/o Loren R. Ginsburg, #13937
899 Logan Street, Suite 203
Denver, CO 80203

LOREN R. GINSBURG, Esq. Atty. Reg. #: 13937
Attorney for the Personal Representative
899 Logan Street, Suite 203
Denver, Colorado 80203
Phone Number:303-837-9284
Fax Number: 303-837-0311
E-mail: ginsburglaw@yahoo.com
First Publication: October 10, 2025
Second Publication: October 17, 2025
Third Publication: October 24, 2025
Published: Intermountain Jewish News

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

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. 2025-000369 To Whom It May Concern: On 7/25/2025 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: VIRGINIA L. BOLEN and FLOYD W. BOLEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW DAY FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEW DAY FINANCIAL, LLC Date of Deed of Trust (DOT): 8/21/2023 Recorded Date of DOT: 8/29/2023 Reception No.of DOT: 2023083122 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $473,999.00 Outstanding Principal Amount as of the date hereof: $467,399.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 8300 FAIRMOUNT DRIVE UNIT C104, DENVER, COLORADO 80247-6526
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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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-25-1018998-LL
LEGAL DESCRIPTION - EXHIBIT A
ALL THAT PARCEL OF LAND IN THE CITY OF DENVER , IN THE COUNTY OF DENVER AND STATE OF COLORADO AS MORE FULLY DESCRIBED IN DEED RECEPTION# 2019111840 AND PARCEL# 06161-11-012-000, BEING KNOWN AND DESIGNATED AS: BUILDING C, UNIT 104, PELICAN POINTE AT THE BREAKERS, A PLANNED RESIDENTIAL TOWNHOME COMMUNITY, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PELICAN POINTE AT THE BREAKERS, A PLANNED RESIDENTIAL TOWNHOME COMMUNITY, RECORDED ON JULY 6, 1998 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AT RECEPTION NO. 9800105748, RESPECTIVELY AND COMMUNITY PLAT/MAP OF PELICAN POINTE AT THE BREAKERS, RECORDED JULY 6, 1998 AT RECEPTION NO. 9800105749, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING**

| **Year/Make/Model** | **Vin #** |
|---|---|
| 2020 hunier mc. | 000247 |
| 2015 fabrique load trail trailer. | 076080 |
| 2005 international 4300 box truck | 100929 |

**Bear Enterprise Towing**
**PUC: T-03984**
**Phone: 720-276-9412**
Date of Publication: October 10, 2025
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**
**Case No. 25C01060, Courtroom: 186**

Public Notice is given on 10/3/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.
The Petition requests that the name of VICTOR MANUEL ORTEGA CHAVEZ be changed to
VICTOR MANUEL CHAVEZ.
First Publication: October 10, 2025
Second Publication: October 17, 2025
Third Publication: October 24, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR030998**
**In the Matter of the Estate of**
**HENRY BRUCE FISHER, also known as HANK FISHER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 10, 2026, or the claims may be forever barred.

DAVID FISHER
Personal Representative
3108 Corte Caleta
Newport Beach CA 92660

SUZANNA WASITO TIFTICKJIAN, Atty. Reg. 31092
Attorney for the Personal Representative
Suzanna Wasito Tiftickjian, LLC
338 S. Williams Street

Denver, Colorado 80209
Phone Number:(303)991-4676
E-mail: suzie@denverlegacylaw.com
First Publication: October 10, 2025
Second Publication: October 17, 2025
Third Publication: October 24, 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, October 17, 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. 2025-000343 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. 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 OF PETITION FOR CHANGE OF NAME**
**Case No. 25C01113**
**Division: Civil, Courtroom: 100**

Public Notice is given on 9/29/25 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
LILITH CAZARES MARQUEZ be changed to LILITH STAR CAZARES ARIAS.
First Publication: October 3, 2025
Second Publication: October 10, 2025
Third Publication: October 17, 2025
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**
**Case No. 25C01064**
**Division: Civil, Courtroom: 186**

Public Notice is given on 9/22/25 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
KERSTARRA ANN-OLSON UMBREIT be changed to KERSTARRA-OCéane THEIA-NATALIYA YACOUMAKIS.
First Publication: October 3, 2025
Second Publication: October 10, 2025
Published: Intermountain Jewish News

**DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO**
**CASE NO. 2025CV030943 DIV. 203**
**Plaintiff: WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation**
**vs.**
**Defendants: PATRICIA C. BRENTON; THE ESTATE OF PATRICIA C. BRENTON; RAVBEN-REBBABA L.L.C.; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY**

**INITIAL COMBINED NOTICE OF SHERIFF'S SALE AND NOTICE OF RIGHTS TO CURE AND RIGHTS TO REDEEM**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated July 17, 2025 and C.R.S. §38-38-101 et seq., by Woodside Village Condominium Association, Inc. ("Association"),

the current holder of a statutory lien. The judicial foreclosure is based on a default under the Condominium Declaration of Woodside Village Condominiums, recorded with the Denver County Clerk and Recorder on August 17, 1981, in Book 2434 at Page 10 ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Woodside Village Condominium Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:
CONDOMINIUM UNIT NO. 105, BUILDING NO. 22, 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 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 1-3, AND THIRD SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED MARCH 26, 1982 IN BOOK 20 AT PAGES 100-102, AND FORTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED SEPTEMBER 10, 1982 IN BOOK 22 AT PAGES 59-61, AND FIFTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED OCTOBER 25, 1982 IN BOOK 22 AT PAGES 79-82, 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 DECLARATION RECORDED APRIL 19, 1983 IN BOOK 3 AT PAGES 81 AND 82, OF THE DENVER COUNTY, COLORADO RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE TO FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 117, AND/OR GARAGE SPACE NO. NA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Also known as 8600 Alameda Avenue, #22-105, Denver, CO 80231 ("Property")
The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.
The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 4th day of December, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.
**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE. CERTIFIED FUNDS MUST BE MADE PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT**
The name, address, and telephone number of the attorney representing the Plaintiff is: Cameron Stark, #48801, VF Law, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.
DATED at Denver County, Colorado, this 3rd day of September, 2025.
Elias Diggins, Sheriff Denver COUNTY, COLORADO
By: Deputy Sheriff Sergeant R. Line
Published in: The Intermountain Jewish News
First Publication: October 3rd, 2025
Last Publication: October 31st, 2025

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000378 To Whom It May Concern: On 7/29/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GERALDINE T. PETRIK Original Beneficiary: BELLCO CREDIT UNION Current Holder of Evidence of Debt: BELLCO CREDIT UNION Date of Deed of Trust (DOT): 3/26/2021 Recorded Date of DOT: 4/02/2021 Reception No.of DOT: 2021061119 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $12,500.00 Outstanding Principal Amount as of the date hereof: $12,316.64 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 21, BLOCK 15,

BURNS BRENTWOOD SUBDIVISION NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2396 SOUTH JULIAN 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 November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 25-035261

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000357 To Whom It May Concern: On 7/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MADISEN ELIZABETH GUNNER and EDGAR CARUALLO TEJEDA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVBANK, N.A. Date of Deed of Trust (DOT): 8/17/2020 Recorded Date of DOT: 8/18/2025 Reception No.of DOT: 2020129183 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $222,888.00 Outstanding Principal Amount as of the date hereof: $197,473.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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. 1111, BUILDING NO. 11, 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. 200139960, 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 PARKLAND LAKE, RECORDED ON FEBRUARY 21, 2006 AT RECEPTION NO. 2006030613 IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 1111, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5255 MEMPHIS STREET, #1111, 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 13, 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: 9/19/2025 Last Publication: 10/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/26/2025 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 #: CO25068

**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 MCGINLEY-KIEFER be changed to DEION de SANTO DE'OLIVEIRA-RODRIGUEZ.

*Intermountain Jewish News*
Legal Notices, October 17, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

First Publication: October 3, 2025
Second Publication: October 10, 2025
Third Publication: October 17, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.**
**Denver Probate Court**
**Case Number: 2025PR30918**
**NOTICE TO CREDITORS**
**In the Matter of the Estate of ELLIE THOMAS, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before February 3, 2026, or the claims may be forever barred.

PETER THOMAS
Personal Representative
1634 S. Leyden Street
Denver, CO 80224

STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5295
Attorney for the Personal Representative
Oxman & Oxman, P.C.
2025 York Street
Denver, CO 80205
Phone No.: 303-321-3747
FAX No.: 303-388-6386
E-mail: stephen@oxmanandoxman.com
First Publication: October 3, 2025
Second Publication: October 10, 2025
Third Publication: October 17, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**Denver Probate Court**
**Case No. 2025PR031047**
**In the Matter of the Estate of**
**MYRNA J. ENGBAR a/k/a MYRNA JEAN ENGBAR a/k/a MYRNA ENGBAR, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before January 28, 2026, or the claims may be forever barred.

MELVIN S. ENGBAR
Personal Representative
8300 Fairmount Drive, Unit T-104
Denver, CO 80247

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645
Attorney for the Personal Representative
Chapman & Roth, LLC
1355 S. Colorado Blvd., Suite 600
Denver, CO 80222
Phone Number: 303-759-4004
FAX Number: 303-757-0231
E-mail: jay@chapmanroth.com
First Publication: September 26, 2025
Second Publication: October 3, 2025
Third Publication: October 10, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000356 To Whom It May Concern: On 7/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KATHY DIANE WHEELER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/10/2015 Recorded Date of DOT: 6/24/2015 Reception No.of DOT: 2015084084 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $104,963.00 Outstanding Principal Amount as of the date hereof: $85,029.23 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the

lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2190 S HOLLY ST, UNIT 112, 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 November 13, 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: 9/19/2025 Last Publication: 10/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/26/2025 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 #: 17-014690

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 112, BUILDING D, THE NEWPORT PLACE CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE NEWPORT PLACE CONDOMINIUMS RECORDED ON DECEMBER 11, 1980 IN BOOK 2286 AT PAGE 445, AND MAP RECORDED ON DECEMBER 11, 1980 IN BOOK 18 AT PAGE 37, CITY AND COUNTY OF DENVER, COLORADO RECORDS;
TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000354 To Whom It May Concern: On 7/15/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: OLD WORLD HOMES, LLC Original Beneficiary: CONSTRUCTION FINANCE CORPORATION Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPL1 Date of Deed of Trust (DOT): 1/09/2023 Recorded Date of DOT: 1/12/2023 Reception No.of DOT: 2023002596 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $1,127,638.77 Outstanding Principal Amount as of the date hereof: $595,829.64 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 THE REMAINING BALANCE ON THE LOAN UPON LOAN MATURITY, BREACHING THE REPAYMENT AND PERFORMANCE OBLIGATIONS OUTLINED IN 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: LOT 16 AND THE WEST 10 FEET OF LOT 17, BLOCK 28, RESUBDIVISION OF BLOCKS 7, 8, 9, 28, 29 AND 30, WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Which has the address of 3441 W. 22ND 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 13, 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: 9/19/2025 Last Publication: 10/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/26/2025 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 #: 00000010377653

PUBLIC NOTICE

*Intermountain Jewish News*
Legal Notices, October 17, 2025
www.ijn.com/legal-notices
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DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000374 To Whom It May Concern: On 7/25/2025 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: GEORGE M. VALENT Original Beneficiary: AMERI NATIONAL MORTGAGE CO INC DBA INTERNET MORTGAGE Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 Date of Deed of Trust (DOT): 8/27/1998 Recorded Date of DOT: 9/04/1998 Reception No.of DOT: 9800148605 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $172,000.00 Outstanding Principal Amount as of the date hereof: $160,926.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 8, AND THE NORTH 1/2 OF LOT 9, BLOCK 26, SHACKELTON PLACE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 230 SOUTH LAFAYETTE STREET, DENVER, CO 80209
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: CO21871

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000384 To Whom It May Concern: On 7/31/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DALESHA M ALLEN and KARLOS D ALLEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAKEVIEW COMMUNITY CAPITAL, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/24/2021 Recorded Date of DOT: 3/12/2021 Reception No.of DOT: 2021045825 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $233,160.00 Outstanding Principal Amount as of the date hereof: $224,607.93 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 37, BLOCK 4, MONTBELLO NO. 33, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SITUATE IN THE COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4648 AUCKLAND COURT, 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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 00000010533487

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000376 To Whom It May Concern: On 7/29/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARMAN AKBULUT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/08/2023 Recorded Date of DOT: 8/10/2023 Reception No.of DOT: 2023076768 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $312,372.00 Outstanding Principal Amount as of the date hereof: $310,735.45 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 83, BLOCK 1, INDIAN CREEK FILING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1818 S QUEBEC WAY UNIT 11-3, DENVER, CO 80231
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 25-035335

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000372 To Whom It May Concern: On 7/25/2025 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: MERRY L MCGINTY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 3/07/2016 Recorded Date of DOT: 3/14/2016 Reception No.of DOT: 2016032843 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $127,555.00 Outstanding Principal Amount as of the date hereof: $104,920.17 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: CONDOMINIUM UNIT NO. 317, HAMPDEN EAST CONDOMINIUMS, PHASE III, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 2490 AT PAGE 190, AND MAP RECORDED ON NOVEMBER 25, 1981 IN BOOK 20 AT PAGE 48, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8060 E GIRARD AVE APT 317, DENVER, CO 80231-4414
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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1020080-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000383 To Whom It May Concern: On 7/31/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOEL GARDEA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 2/23/2015 Recorded Date of DOT: 2/27/2015 Reception No.of DOT: 2015025072 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $213,977.00 Outstanding Principal Amount as of the date hereof: $162,650.82 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: LOT 17, BLOCK 1, WESTBRIDGE SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3817 W KENYON AVE, DENVER, CO 80236
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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-25-1020172-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000391 To Whom It May Concern: On 8/07/2025 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: FIREHOUSE FLATS LLC Original Beneficiary: ARI FINANCIAL CO., LLLP Current Holder of Evidence of Debt: ARI FINANCIAL CO., LLLP Date of Deed of Trust (DOT): 6/20/2023 Recorded Date of DOT: 6/27/2023 Reception No.of DOT: 2023060223 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $650,000.00 Outstanding Principal Amount as of the date hereof: $650,000.00 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 COVENANT VIOLATION(S) UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON THE DEBT WHEN THE SAME WERE DUE AND OWING. 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 1432 AND 1444 N. ONEIDA STREET, DENVER, COLORADO 80220
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 4, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding

rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/10/2025 Last Publication: 11/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/16/2025 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: FOX ROTHSCHILD LLP Denver Registration #: 39976 CHRISTOPHER T GROEN, 1225 SEVENTEENTH STREET #2200, DENVER, CO 80202 Phone #: 3032921200 Attorney File #: 359094.00001

EXHIBIT A

LOTS 4 AND 5, BLOCK 28 OF MONTCLAIR, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO also known by street and number as: 1432 and 1444 N. Oneida street, Denver,
Colorado

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000364 To Whom It May Concern: On 7/24/2025 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: BRADEN BINGHAM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/22/2019 Reception No.of DOT: 2019094373 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $484,000.00 Outstanding Principal Amount as of the date hereof: $436,010.80 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 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: PARCEL 9, ACCORDING TO THE PARTY WALL AND UNIT DECLARATION AND THE IMPROVEMENT SURVEY PLAT RECORDED MARCH 15, 2019, AT RECEPTION NO. 2019030381 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO Which has the address of 3939 INCA STREET, DENVER, CO 80211
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: CO22581

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

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

| **YEAR/MAKE/MODEL** | **VIN #** |
|---|---|
| **2009 TOYOTA SIENNA** | **253019** |
| **2016 TOYOTA YARIS** | **069456** |
| **2003 DODGE DAKOTA** | **151547** |
| **2011 TOYOTA CAMRY** | **168305** |
| **2006 TOYOTA SIENNA** | **489048** |
| **2013 FORD EXPEDITION** | **F46788** |
| **2001 HONDA ACCORD** | **122779** |

**2011 CHEVROLET TAHOE 176611**
**1993 JEEP GRAND CHEROKEE 627289**
**2002 ACURA MDX 525046**
**2008 CHEVROLET MALIBU 281454**
**2008 YAMAHA YFM700R 006783**
**2007 MAZDA MAZDA3 673888**
**2014 BMW X1 V91438**
**2000 HONDA ACCORD 100971**
**2005 TOYOTA CAMRY 079848**
**2013 MAZDA MAZDA3 829165**
**2008 CHEVROLET IMPALA 244562**
**2007 DODGE NITRO 570364**
**2002 SUBARU FORESTER 715116**
**1999 TOYOTA CAMRY 079664**
**2013 LINCOLN MKS 602084**
**1982 VIKING GASSER LS 6988C5**
**1997 FORD F150 B90402**
**2003 FORD CROWN VICTORIA 133386**
**1997 FORD RANGER A19357**
**1990 STARCRAFT WOOD HM TRAIER J00424**
**2009 CHEVROLET IMPALA 180576**
**1982 TOYOTA TERCEL 455203**
**2002 CHEVROLET TRAILBLAZER 128465**
**1992 DODGE W-SERIES 515200**
**2007 BMW 335I F50416**
**1994 FORD PROBE 188705**
**2010 VOLKSWAGEN EOS 022360**
**2014 NISSAN ROGUE 758215**
**2008 CHEVROLET MALIBU 293619**
**1997 FORD F150 B70805**
**2006 FORD FOCUS 174743**
**1992 DODGE DAKOTA 611713**
**2016 CHEVROLET TRAX 564241**
**2010 VOLKSWAGEN JETTA 165099**
**2013 TOYOTA COROLLA 157812**
**2003 CHRYSLER VOYAGER 106318**
**2009 HONDA ACCORD 001401**
**2009 CHEVROLET IMPALA 138777**
**2003 JAGUAR X-TYPE D12341**
**2000 TOYOTA CAMRY 474278**
**2004 LEXUS GS 203519**
**2005 FORD F-150 A72217**
**1997 FORD CROWN VICTORIA 157059**
**1990 SAAB 900 006607**
**2014 NISSAN SENTRA 652859**
**2003 CHEVROLET TAHOE J286489**
**2010 GMC ACADIA 178090**
**2000 LEXUS RX 300 054744**
**2002 HONDA CR-V 010609**
**1996 FORD F-350 B15232**
**2016 TOYOTA HIGHLANDER 174768**
**2000 HONDA ACCORD 100971**
**2006 HONDA RIDGELINE 539128**
**2006 SUBARU LEGACY 338128**
**2013 MAZDA MAZDA6 M13118**
**2000 HONDA ACCORD 028177**
**1989 PONTIAC 6000 263585**
**2007 HONDA CIVIC 549834**
**2005 HONDA ACCORD 177875**

Date of Publication: October 10, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000385 To Whom It May Concern: On 8/07/2025 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: THE EQUITY PROJECT LLC Original Beneficiary: SILVER HILL FUNDING, LLC Current Holder of Evidence of Debt: COMMUNITY LOAN SERVICING, LLC Date of Deed of Trust (DOT): 2/22/2022 Recorded Date of DOT: 2/23/2022 Reception No.of DOT: 2022025103 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $1,019,460.00 Outstanding Principal Amount as of the date hereof: $1,073,801.60 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed

of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: GRANTOR FAILED TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE PAYMENTS WERE DUE AND OWING. 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 8, WYMAN'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1718 N GAYLORD STREET, DENVER, CO 80206-1209
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 December 4, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/10/2025 Last Publication: 11/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/16/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: POLSINELLI Denver Registration #: 60235 ELIZABETH HAYES, 1401 LAWRENCE STREET, SUITE 2300, DENVER, CO 80202 Phone #: (303) 572-9300 Fax #: (303) 572-7883 Attorney File #: 1718 N GAYLORD STREET

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000355 To Whom It May Concern: On 7/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LIZA GALANTO, ELIZABETH LOMIBAO SEVIDAL and JOHNPAUL THOMAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 6/03/2022 Recorded Date of DOT: 6/07/2022 Reception No.of DOT: 2022076382 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $484,070.00 Outstanding Principal Amount as of the date hereof: $470,681.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 32, BLOCK 4, MONTBELLO NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5553 YOST CT, DENVER, CO 80239-3707
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 13, 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: 9/19/2025 Last Publication: 10/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/26/2025 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 #: CO24619

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000371 To Whom It May Concern: On 7/25/2025 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: LUIS RUIZ VALADEZ, ROSALBA VALADEZ AVALOS and CESAR RUIZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/19/2023 Recorded Date of DOT: 7/20/2023 Reception No.of DOT: 2023068147 DOT Recorded in Denver County. Original Principal Amount of

Evidence of Debt: $465,414.00 Outstanding Principal Amount as of the date hereof: $457,441.57 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 2, BLOCK 7, MONTBELLO NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Which has the address of 5042 TUCSON WAY, 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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 25-035304

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000368 To Whom It May Concern: On 7/24/2025 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: SHIRLEY J ASNICAR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 5/31/2022 Recorded Date of DOT: 6/08/2022 Reception No.of DOT: 2022078217 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $684,000.00 Outstanding Principal Amount as of the date hereof: $367,162.86 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, DEATH OF ALL NAMED MORTGAGORS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 19 AND 20, BLOCK 24, P.T. BARNUM'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 176 S KING 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 November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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-25-1018104-LL

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000380 To Whom It May Concern: On 8/04/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MERLYN R NOLAN, MOLLY JANSEN and HEATHER F NOLAN

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIVE STAR FINANCIAL LLC, ITS SUCCESSORS AND ASSIGNS 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): 9/26/2019 Recorded Date of DOT: 10/02/2019 Reception No.of DOT: 2019136907 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $561,200.00 Outstanding Principal Amount as of the date hereof: $529,717.96 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 23, STAPLETON FILING NO. 54, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9962 E 60TH AVE, DENVER, CO 80238
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 4, 2025, Online at https://www.denver.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/10/2025 Last Publication: 11/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/16/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1014264-LL

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**
**Case No. 25C01028, Division: Civil**
**Courtroom: 186**

Public Notice is given on 9/22/25 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 DILLON JAMES MATHERS be changed to DILLON JAMES DeMAVERA.
First Publication: October 3, 2025
Second Publication: October 10, 2025
Third Publication: October 17, 2025
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.**
**District Court, Boulder County**
**Case No. 2025PR30586, Division: 5**
**In the Matter of the Estate of**
**James D. Miller, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Boulder, County, Colorado, on or before February 3, 2026, or the claims may be forever barred.

Henry Jack Miller
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
Emails: dhoffman@hn-colaw.com,
jorrino@hn-colaw.com, aakel@hn-colaw.com
First Publication: October 3, 2025
Second Publication: October 10, 2025

*Intermountain Jewish News*
Legal Notices, October 17, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Third Publication: October 17, 2025
Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**
**Case No. 25C01060, Courtroom: 186**

Public Notice is given on 10/3/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.
The Petition requests that the name of ALFREDO ZAPATA CHAVEZ be changed to ALFREDO CHAVEZ.
First Publication: October 10, 2025
Second Publication: October 17, 2025
Third Publication: October 24, 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
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000381 To Whom It May Concern: On 7/31/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DANA D MONTANO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NORTHPOINTE BANK Date of Deed of Trust (DOT): 5/11/2022 Recorded Date of DOT: 5/23/2022 Reception No.of DOT: 2022069030 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $524,400.00 Outstanding Principal Amount as of the date hereof: $534,755.49 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 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 13, BLOCK 1, WESTBRIDGE SUBDIVISION, FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4353 W KENYON AVE, DENVER, CO 80236-3017
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 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1020260-LL

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

*Intermountain Jewish News*
Legal Notices, October 17, 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. 2025-000359 To Whom It May Concern: On 7/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JANEE SHEREE MOORE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 4/29/2019 Recorded Date of DOT: 4/30/2019 Reception No.of DOT: 2019051673 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $349,525.00 Outstanding Principal Amount as of the date hereof: $368,244.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 16055 E BOLLING DRIVE, DENVER, CO 80239 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of November 13, 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: 9/19/2025 Last Publication: 10/17/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 8/26/2025 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 #: 25-034295

LEGAL DESCRIPTION

SUB-PARCEL 8054:
A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 18, 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 5 WHENCE THE NORTHEAST CORNER OF SAID LOT 5 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 5 A DISTANCE OF 89.75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°22'37" EAST, A DISTANCE OF 24.00 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°37'23" EAST A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°22'37" WEST, A DISTANCE OF 24.00 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'23" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

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

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. 2025-000346 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

**NOTICE OF SALE**

The following individuals are hereby notified that their abandoned vehicles are to be sold at **D.E.N. Towing Specialists, LLC**, abandoned vehicle sale: Address: 10205 Brighton Rd., Henderson, CO 80640, Phone: 303-859-5522.

| **YEAR/MAKE/MODEL** | **VIN** |
|---|---|
| 2014 Honda Pilot | 035921 |
| 2018 Subaru Crosstrek | 318471 |
| 1996 Ford F150 | A35769 |
| 2010 VW Jetta | 634560 |
| 2000 Ford F350 | E56105 |
| 1998 Suzuki GSX600 | 100079 |
| 2004 Chev Impala | 462154 |
| 1974 Chev Chevelle | 498823 |

Date of Publication: October 10, 2025
Published: Intermountain Jewish News

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000373 To Whom It May Concern: On 7/25/2025 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: STEPHAN HANSELIN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 6/07/2021 Recorded Date of DOT: 6/09/2021 Reception No.of DOT: 2021108386 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $176,739.00 Outstanding Principal Amount as of the date hereof: $163,431.55 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN

FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2375 SOUTH LINDEN COURT, 312, 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 November 20, 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: 9/26/2025 Last Publication: 10/24/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/02/2025 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 #: 25-035333

Legal Description

CONDOMINIUM UNIT NO. 312, BUILDING NO. A, THE ATRIUM CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ATRIUM CONDOMINIUMS RECORDED ON DECEMBER 8, 1980 IN BOOK 2284 AT PAGE 78, AND MAP RECORDED ON NOVEMBER 3, 1978 IN BOOK 8 AT PAGE 69-77, AS AMENDED BY AMENDMENT RECORDED ON DECEMBER 8, 1980 IN BOOK 18 AT PAGE 36, AND SECOND AMENDMENT TO MAP RECORDED JANUARY 27, 1982 IN BOOK 21 AT PAGE 4, CITY AND COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF STORAGE LOCKER NO. 85 AND CARPORT NO. 70, CITY AND COUNTY OF DENVER, STATE OF COLORADO.