

NOTICE OF INTENT TO DISPOSE OF
ABANDONED PERSONAL PROPERTY

Notice is hereby given to **Denise Edwards**, whose last known residence was 3435 East 27th Ave, Apt. 3, Denver, Colorado 80205, that personal property believed to be owned by her and described as miscellaneous household goods, furniture, clothing, and personal effects was left within the premises after the tenant vacated and/or abandoned the property.

Said property is currently stored at the above address. The owner/landlord will hold the property for one (1) day from the date of the publication of this notice. During this time, the tenant may contact the landlord to arrange retrieval of the property.

If the property is not claimed within one (1) day of the date of publication, the property will be deemed abandoned and will be sold, donated, or destroyed in accordance with C.R.S. § 38-12-510.

Contact for Claiming Property:

Landlord/Agent: Kim Harris

Address: 2501 Bruce Randolph Ave., Denver, CO 80205

Phone: (303) 295-2128

SYDNEY C. MERRELL, Esq. (#57396)

Date of Publication: November 7, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2025PR30307

In the Matter of the Estate of

LEROY WHITE, Deceased.

To the children of Julius White being Dianne White, Joanne White, Sara J White, Julius White Jr., Jessica White, Venessa White and Seria White.

Last Known Address, if any: Unknown.

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

Date: December 19, 2025

Time: 8:00 am

Courtroom or Division:

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

The hearing will take approximately 1 hour.

John A.M. Ferguson Jr. #52363

Person Giving Notice

1999 Broadway Ste 730

Denver, CO 80202

303-285-1080

john.ferguson@holdfastlegal.com

First Publication: November 7, 2025

Second Publication: November 14, 2025

Third Publication: November 21, 2025

Published: Intermountain Jewish News

DISTRICT COURT, COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Phone Number: (303) 606-2300

SUMMONS FOR PUBLICATION

Case No: 25CV33483

Division: 209

Plaintiff: WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation
vs.

Defendants: W. TERRY ANDRICH; THE ESTATE OF WILLIAM C. ANDRICH; THE ESTATE OF SUE ANDRICH; DIANE A. ANDRICH; CANVAS CREDIT UNION f/k/a PUBLIC SERVICE CREDIT UNION; and THE OFFICE OF THE PUBLIC TRUSTEE FOR DENVER COUNTY

The People of the State of Colorado

To the Defendants named above:

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the Complaint may be obtained from the clerk of the court.

Please take notice that the Complaint requests foreclosure of a statutory and contractual lien, as well as judgment for past-due assessments and late fees, together with attorney fees and costs, in the amount of \$15,100.34 as of September 30, 2025, plus all amounts coming due after the filing of the Complaint.

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 originally filed September 30, 2025, and published in Intermountain Jewish News beginning November 7, 2025, and ending December 5, 2025.

Respectfully submitted this 28th day of October, 2025.

VF Law

Damien Bielli, #35256

Counsel for Plaintiff

VF LAW

Cameron Stark, #48801, cameron.stark@vf-law.com

Damien Bielli, #35256, damien.bielli@vf-law.com

12600 W. Colfax, Ste. C200, Lakewood, CO 80215

Phone Number: (720) 943-8811 / File No.: CO17286-125.002

This summons is issued pursuant to Rule 4, C.R.C.P., as amended.

WARNING: A VALID SUMMONS MAY BE ISSUED BY A LAWYER AND IT NEED NOT CONTAIN A COURT CASE NUMBER, THE SIGNATURE OF A COURT OFFICER, OR A COURT SEAL. YOU ARE RESPONSIBLE FOR CONTACTING THE COURT TO OBTAIN FURTHER INFORMATION. YOU MUST RESPOND AS EXPLAINED IN THIS SUMMONS.

DISTRICT COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Case Number: 2025CV032961

Division/ Courtroom: 215

Rebuild Properties LLC

Plaintiff,

v.

Michael Lemmons

Defendant.

SUMMONS BY PUBLICATION

TO: MICHAEL LEMMONS

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 35¹ 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 2503-2511 S. Pennsylvania Street, Denver, Colorado.

Dated this 28th day of October, 2025.

HATCH RAY OLSEN CONANT LLC

By: s/Christopher J. Conant

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, November 7, 2025

Last Publication: Friday, December 5, 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).

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
2003 HMDE TRAILER 4X5	4193CO
2017 NISSAN ROGUE	611718
1968 CHEVROLET CAMARO	3741523
2008 FORD RANGER	A26940

2002 KARAVAN WC-900-46	068093
1968 CHEVROLET CAMARO	373608
2008 JEEP GRAND CHEROKEE	165064
1997 LINCOLN TOWN CAR	625533
2016 DODGE 2500	340662
1960 PLYMOUTH BELVEDERE	106338
2001 SUZUKI GSF 600S BANDIT	101106
2023 Subaru Impreza	703325
2013 Honda CR-V	641307
2003 JEEP Liberty	720919
2019 Isuzu NRP	304399

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

District Court, El Paso County

Case Number: 2025PR30839

In the Matter of the Estate of

Anne L. Westbrook, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court, El Paso, County, Colorado on or before March 7, 2026, or the claims may be forever barred.

Martha Westbrook
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
Attorney for the Personal Representative
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver, CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: November 7, 2025
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DISTRICT COURT, DENVER COUNTY,
COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: CENTRE POINTE STATION CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation,

Defendants: JASON D. LUDWIG, DENVER COUNTY TREASURER, and UNKNOWN TENANT(S) IN POSSESSION.

SHERIFF'S NOTICE OF SALE

Case Number: 2024CV033864

Under an Order on Second Amended Motion for Default Judgment of Foreclosure and Order and Decree of Foreclosure issued August 21, 2025 in the above- captioned action, I am ordered to sell certain real property as follows:

Original Lientee(s) Jason D. Ludwig

Original Lienor Centre Pointe Station Condominium Association, Inc.

Current Holder of the evidence of debt Centre Pointe Station Condominium Association, Inc.

Date of Lien being foreclosed March 28, 2024

Date of Recording of Lien being foreclosed March 29, 2024

County of Recording Denver

Recording Information 2024025769

Original Principal Balance of the secured indebtedness \$10,918.41

Outstanding Principal Balance of the secured indebtedness as of the date hereof ¹ \$53,981.12

Amount of Default Judgment \$49,042.34

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

Description of property to be foreclosed:

Unit 309, Centre Pointe Station Condominiums, according to the Declaration of Condominium for Centre Pointe Station Condominiums, recorded April 30, 2004, in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, at Reception No. 2004098341, and the Condominium Map for Centre Point Station Condominiums recorded on April 30, 2004 in such office at Reception No. 2004098343, City and County of Denver, State of Colorado.

Also known as: 4600 E. Asbury Circle, #309, Denver, CO 80222

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 December 18, 2025, at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202 to sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

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

NOTICE OF RIGHTS

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

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

Stephane R. Dupont
The Dupont Law Firm, LLC
PO Box 1073
Castle Rock, CO 80104
(720) 644-6115
sdupont@dupontlawco.com

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

Date: 9/23/2025.

Elias Diggins, Sheriff Denver COUNTY, COLORADO

By: Deputy Sheriff Sergeant R. Line

Attorneys for Plaintiff:

THE DUPONT LAW FIRM, LLC

Stephane R. Dupont, #39425

Address: PO Box 1073

Castle Rock, CO 80104

Phone Number: (720) 644-6115

Email: sdupont@dupontlawco.com

First Publication: October 24th, 2025

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NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN
2008 Chevy Express	207535
1994 Ford E-series	B65456
2003 Dodge Dakota	248266
2002 Chevy Astro	135810
2011 BMW x5	420056

Date of Publication: November 7, 2025

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

District Court Probate Division, Adams County

Case Number: 2025PR30633

In the Matter of the Estate of

JOAN BARBARA OCHS, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Adams District Court, Probate Division on or before March 7, 2026, or the claims may be forever barred.

CATHRINE BLACK KOCH

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 730

Denver CO 80202

John A.M. Ferguson Jr. #52363

Attorney for the Personal Representative
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver, CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: November 7, 2025
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NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court, Jefferson County

Probate Division

Case Number: 2025PR30965

In the Matter of the Estate of

PHILIP CHARLES MILLER, Jr., Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado on or before March 7, 2026, or the claims may be forever barred.

ASHLEY SKIDMORE
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 730
Denver CO 80202

John A.M. Ferguson Jr. #52363
Attorney for the Personal Representative
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver, CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: November 7, 2025
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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000411 To Whom It May Concern: On 8/19/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERT DAGG and JENNIFER DAGG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MASON MCDUFFIE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/07/2023 Recorded Date of DOT: 7/11/2023 Reception No. of DOT: 2023064615 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$246,453.00 Outstanding Principal Amount as of the date hereof: \$242,445.32 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 7665 E EASTMAN AVE APARTMENT B204, DENVER, CO 80231-7152

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 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25-035487

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 204, BUILDING B, SHADOW WOOD CONDOMINIUMS IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 18, 1979, IN BOOK 1939 AT PAGE 46 AND FIRST AMENDMENT TO SAID DECLARATION RECORDED ON JULY 20, 1979, IN BOOK 1964 AT PAGE 639 AND CONDOMINIUM MAP RECORDED ON JUNE 18, 1979, IN BOOK 12 AT PAGE 24, AND FIRST SUPPLEMENT TO CONDOMINIUM MAP RECORDED SEPTEMBER 12, 1980 IN BOOK 17 AT PAGE 76 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE 204B, PARKING SPACE 76, CARPORT SPACE N/A, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

YEAR/MAKE/MODEL	VIN #
1996 MERCURY VILLAGER	J30302
2017 INFINITI QX50	400418

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PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01207

Division: Civil, Courtroom: 175

Public Notice is given on 10/24/25 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 ashley talbot klein be changed to ASHLEY CLAIRE HALLICK.

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Second Publication: November 14, 2025

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

District Court, Arapahoe County

Case No. 2025PR31086, Division: CLX

**In the Matter of the Estate of REBECCA J. GRAHAM aka REBECCA JEAN GRAHAM
aka BECKY GRAHAM, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado on or before MARCH 14, 2026, or the claims may be forever barred.

BUCHANAN K. GRAHAM

Personal Representative

c/o Hackstaff Snow Atkinson & Griess, LLC

5105 DTC Parkway, Suite 312

Greenwood Village, CO 80111

JOHN SNOW, Esq. #34957

SEAN D. RAIBLE, Esq. #58340

Attorney for the Personal Representative

Hackstaff Snow Atkinson & Griess, LLC

5105 DTC Parkway, Ste. 312

Greenwood Village, CO80111

Phone Number: 303.534.4317

FAX Number: 303.534.4309

Email: js@hsaglaw.com, sraible@hsaglaw.com

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000418 To Whom It May Concern: On 8/22/2025 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: DAVID CHARLES BROWN Original Beneficiary: MORTGAGE

ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/10/2020 Recorded Date of DOT: 2/12/2020 Reception No. of DOT: 2020020121 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$221,992.00 Outstanding Principal Amount as of the date hereof: \$200,378.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 100 PARK AVENUE WEST 505, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25-035492

LEGAL DESCRIPTION

Unit No. 505, 100 Park Avenue Condominiums, City and County of Denver, State of Colorado, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions for 100 Park Avenue Condominiums recorded July 13, 2006, at Reception No. 2006112281 and the Condominium Map for 100 Park Avenue Condominiums recorded July 13, 2006, at Reception No. 2006112282 and First Amendment to the Condominium Map recorded October 11, 2006 at Reception No. 2006162679 and Combined First Amendment to the Declaration and Second Amendment to the Condominium Map recorded November 1, 2006 under Reception No. 2006174581, in the Records of the Clerk and Recorder of the City and County of Denver, State of Colorado. Together with the exclusive right to use Parking Space No. 143, as A Limited Common Element. City and County of Denver, State of Colorado.

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2012 Chrysler Twon & Country	222484
2020 Honda Civic	574216
2012 Suzuki Kizashi	100432
2015 Hyundai Elantra	600198
2007 Toyota Rav4	025446
2016 Chevrolet Cruze	211163
2017 Nissan Sentra	396097

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

Denver Probate Court

Case No. 2025PR31246, Division: 3

In the Matter of the Estate of

William J. Barrett a/k/a Bill Barrett, 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 February 7, 2026, or the claims may be forever barred.

MARY B. GATCHELL

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,

jorino@hn-colaw.com, aakel@hn-colaw.com

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000393 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MAG MILE DESIGNS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY Original Beneficiary: CTP FUNDING CORPORATION, AN ARIZONA CORPORATION DBA CAPSTONE FINANCIAL, ISAOA/ATIMA Current Holder of Evidence of Debt: CTP FUNDING CORPORATION Date of Deed of Trust (DOT): 12/19/2024 Recorded Date of DOT: 12/23/2024 Reception No. of DOT: 2024117830 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$388,800.00 Outstanding Principal Amount as of the date hereof: \$388,800.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3441 N. MILWAUKEE 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 December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: 00000010451011

LEGAL DESCRIPTION

LOTS 27 AND 28, EXCEPT REAR 8 FEET TO THE CITY, BLOCK 16, MCKEE'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 27, 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 27, 21.71 FEET TO A POINT ON THE CENTERLINE OF A GARAGE COMMON WALL EXTENDED; THENCE EASTERLY ALONG SAID CENTERLINE AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 24.53 FEET TO AN OUTSIDE GARAGE WALL LINE; THENCE NORTHERLY ALONG SAID OUTSIDE LINE AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 27, 1.30 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 56.32 FEET TO THE CENTERLINE OF A COMMON WALL EXTENDED; THENCE NORTHERLY ALONG SAID CENTERLINE AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 27, 9.95 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE EASTERLY ALONG SAID CENTERLINE AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 12.61 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE SOUTHERLY ALONG SAID CENTERLINE AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 27, 9.00 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE EASTERLY ALONG SAID CENTERLINE AND EXTENDED, PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 31.54 FEET TO A POINT ON THE EAST LINE OF SAID LOT 27; THENCE SOUTHERLY ALONG SAID EAST LINE, 23.96 FEET TO THE POINT OF BEGINNING.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000416 To Whom It May Concern: On 8/20/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GENTRY TROY SIENS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-DWELLING SERIES VI TRUST Date of Deed of Trust (DOT): 8/20/2022 Recorded Date of DOT: 9/02/2022 Reception No. of DOT: 2022116361 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$288,000.00 Outstanding Principal Amount as of the date hereof: \$287,305.18 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 18 AND 19, BLOCK 3, CHARLOTTE MCKEE'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3709 N MILWAUKEE ST, DENVER, CO 80205-3647

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 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25CO00477-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000417 To Whom It May Concern: On 8/21/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CLARENCE R. UNDERHILL and RUBY E. UNDERHILL Original Beneficiary: JPMORGAN CHASE BANK, N.A. Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 10/23/2012 Recorded Date of DOT: 11/13/2012 Reception No. of DOT: 2012155423 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$95,501.00 Outstanding Principal Amount as of the date hereof: \$67,527.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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: ALL THAT PARCEL OF LAND IN DENVER COUNTY, STATE OF COLORADO, AS DESCRIBED IN DEED DOC # R-88-0278857, ID# 0217406021000, ID# 160661929, BEING KNOWN AND DESIGNATED AS :

LOT 41 AND 42, BLOCK 9, REGIS HEIGHTS. PARCEL ID NUMBER: 0217406021000 PURPORTED COMMON ADDRESS: 5165 DECATUR ST, DENVER, CO 80221 Which has the address of 5165 DECATUR ST, DENVER, CO 80221

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 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last

Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25-035523

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000420 To Whom It May Concern: On 8/22/2025 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: ABDUL-JABBAR SHAIKH Original Beneficiary: SECURITY SERVICE FEDERAL CREDIT UNION Current Holder of Evidence of Debt: SECURITY SERVICE FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 8/10/2023 Recorded Date of DOT: 8/18/2023 Reception No. of DOT: 2023080113 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,000.00 Outstanding Principal Amount as of the date hereof: \$249,643.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS TWENTY ONE AND TWENTY TWO (21 AND 22), BLOCK TEN (10), WALNUT HILL, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Which has the address of 2629 N COOK 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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-25-1021987-JH

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000427 To Whom It May Concern: On 8/27/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WAYNE G BARD JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 9/14/2021 Recorded Date of DOT: 9/23/2021 Reception No. of DOT: 2021180799 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$154,200.00 Outstanding Principal Amount as of the date hereof: \$143,849.92 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 1155 ASH STREET #602, DENVER, CO 80220

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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-25-1021062-LL

Exhibit A

CONDOMINIUM UNIT NO. 602, PARKWAY TOWERS CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON MAY 9, 1978 IN BOOK 1660 AT PAGE 29 AND AMENDMENTS THERETO, AND THE CONDOMINIUM MAP RECORDED MAY 9, 1978 IN BOOK 6 AT PAGE 106 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE B-16 (INSIDE), STORAGE SPACE: 2 ON 6TH FLOOR AND 44 IN THE BASEMENT, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000419 To Whom It May Concern: On 8/22/2025 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: DANAM STREAM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE AFFINITY, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 6/21/2023 Recorded Date of DOT: 6/22/2023 Reception No. of DOT: 2023058291 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$575,000.00 Outstanding Principal Amount as of the date hereof: \$564,303.59 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE EAST 1/2 OF LOT 1, BLOCK 57, HAMPDEN HEIGHTS FIFTH FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 8995 E CORNELL AVE, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25-035468

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000422 To Whom It May Concern: On 8/26/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KATIE M WALSH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. Date of Deed of Trust (DOT): 5/17/2022 Recorded Date of DOT: 5/18/2022 Reception No. of DOT: 2022067431 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$268,850.00 Outstanding Principal Amount as of the date hereof: \$258,282.36 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 3371 S. MONACO PARKWAY, UNIT C, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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-25-1022102-JH

EXHIBIT A

BUILDING 17, UNIT 3371C, ACCORDING TO THE CONDOMINIUM DECLARATION FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1984, IN BOOK 2997 AT PAGE 418 AND MAP FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1984, IN BOOK 26, AT PAGE 1, TOGETHER WITH THE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 163, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000406 To Whom It May Concern: On 8/18/2025 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: JACK D. EDINGER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRAR SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELENE FINANCE LP Date of Deed of Trust (DOT): 10/07/2021 Recorded Date of DOT: 10/08/2021 Reception No. of DOT: 2021190432 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$548,250.00 Outstanding Principal Amount as of the date hereof: \$510,232.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL 21 AS SHOWN ON DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED MARCH 18, 2011 AT RECEPTION NO. 2011030429, BEING A PORTION OF LOT 1, BLOCK 6, LOWRY FILING NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 368 DALLAS ST, DENVER, CO 80230 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-033295

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000403 To Whom It May Concern: On 8/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ASHLEY WALKER and ANTHONY WALKER Original Beneficiary: TCF NATIONAL BANK Current Holder of Evidence of Debt: THE HUNTINGTON NATIONAL BANK Date of Deed of Trust (DOT): 12/27/2010 Recorded Date of DOT: 1/04/2011 Reception No. of DOT: 2011001045 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$124,000.00 Outstanding Principal Amount as of the date hereof: \$120,261.23 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 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 9 AND 10, BLOCK 3, CAPITOL HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 650 FILLMORE STREET, DENVER, CO 80206

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 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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-25-1018592-LL

**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 #
2011 SUBARU FORESTER	778585
2014 JEEP GRAND CHEROKEE	431889
2004 HOMEMADE TRAILER	3983CO
2015 SUBARU LEGACY	3018841
2003 MITSUBISHI OUTLANDER	053631
2009 TOYOTA PRIUS	840331
2009 NISSAN MURANO	136889
2006 DODGE DAKOTA	715251
2011 FORD FUSION	336574
1996 HONDA ACCORD	031584
2017 FORD FIESTA	170882
2007 CHEVROLET TAHOE	142681
1990 LINCOLN TOWN CAR	649998
2003 CHEVROLET TAHOE	256391
2002 KIA SPECTRA	117519
2017 HYUNDAI ELANTRA	368432
2005 NISSAN SENTRA	465517
2000 GMC SAVANA	178964
2005 HONDA PILOT	503548
2008 FORD EXPLORER	A87664
2011 VOLKSWAGEN JETTA	022238
2002 MAZDA PROTEGE	619417
1979 PONTIAC BONNEVILLE	174633
2005 JEEP GRAND CHEROKEE	618326
2022 TOYOTA COROLLA	124089
2003 TOYOTA COROLLA	075590
2010 PONTIAC G6	135178
1981 NISSAN DATSUN 280ZX	407454
2011 CHEVROLET CRUZE	155407
2002 NISSAN PATHFINDER	728475
2008 JEEP GRAND CHEROKEE	238484
2013 FORD ESCAPE	B39784
2009 CHEVROLET AVEO	692274
2008 GMC SIERRA	181187
2010 NISSAN ROGUE	130337

2003 SATURN VUE	802864
2014 HONDA CIVIC	702914
2010 CHEVROLET HHR	581248
2005 ACURA MDX	516252
2009 KIA OPTIMA	347032
2006 HONDA SHADOW VT750C	200660
2006 CHEVROLET EXPRESS G2500	261187
2019 CHRYSLER 300S	648772
2012 LAND ROVER RANGE ROVER	392766
2000 MITSUBISHI MIRAGE	011179
2013 SUBARU IMPREZA	212445
1998 SUBARU FORESTER	772969
2024 NISSAN LEAF	553866
2003 CHEVROLET K1500 SUBURBAN	212314
2000 TRIUMPH MOTORCYCLE	121499
2013 HYUNDAI ELANTRA	194488
1997 FORD F-150	C81346
1998 FORD MUSTANG	232855

Date of Publication: November 7, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01232

Division: Civil, Courtroom: 186

Public Notice is given on 10/24/25 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 CELESTE AIDA HAASE be changed to AZZUL CEL HAASE.

First Publication: October 31, 2025

Second Publication: November 7, 2025

Third Publication: November 14, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000407 To Whom It May Concern: On 8/18/2025 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: KATIE MARIE GOSS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 7/27/2015 Recorded Date of DOT: 7/29/2015 Reception No. of DOT: 2015104697 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$417,000.00 Outstanding Principal Amount as of the date hereof: \$336,100.23 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 SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 11 AND 12 AND THE SOUTH 1/2 OF LOT 10, BLOCK 7, THOMPSON'S SUBDIVISION OF BLOCKS 2, 3, 7, 10 AND 20, ARGYLE PARK, Which has the address of 4002 STUART STREET, DENVER, CO 80212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 00000010432979

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000408 To Whom It May Concern: On 8/25/2025 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: MARIA TERESA ZARATE, AKA, MARIA TERESA LEON, MARIA TERESA CECILIA LEON, AKA, CECILIA ZARCO LEON, URBANO ZARCO LEON and ELISEO ROBERT LEON Original Beneficiary: ALWAYS ENTERPRISES, INC., DBA/A-1 BAIL BONDS Current Holder of Evidence of Debt: ALWAYS ENTERPRISES, INC., DBA/A-1 BAIL BONDS Date of Deed of Trust (DOT): 11/20/2010 Recorded Date of DOT: 12/16/2010 Reception No. of DOT: 2010147498 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$11,280.00 Outstanding Principal Amount as of the date hereof: \$29,366.96 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 THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE OF GUARANTORS TO PAY OBLIGATION. 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: MONTBELLO FILING NO 30 00181 B8 L4, Which has the address of 5517 ELKHART ST., DENVER, CO 80239-4219

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 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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: LARRY A HENNING Denver Registration #: 13274 LARRY A HENNING, PO BOX 101987, DENVER, CO 80250 Phone #: 303-333-9800 Fax #: 720-893-2245 Attorney File #: 5517 ELKHART ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000424 To Whom It May Concern: On 8/26/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PAMELA JASMINE LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HALLMARK HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 8/22/2017 Recorded Date of DOT: 8/23/2017 Reception No. of DOT: 2017111450 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$111,200.00 Outstanding Principal Amount as of the date hereof: \$99,944.34 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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. 314, BUILDING T, WOODSTREAM FALLS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON APRIL 13, 1978 IN BOOK 1638 AT PAGE 526, AND THE CONDOMINIUM MAP RECORDED ON APRIL 13, 1978 IN BOOK 6 AT PAGE 75 OF THE DENVER COUNTY RECORDS, AND AS AMENDED BY SURVEYOR'S STATEMENT RECORDED OCTOBER 12, 1979 IN BOOK 2028 AT PAGE 580, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE G-99, (NOTE: THIS IS PARCEL 22 IN THAT CERTAIN DEED RECORDED APRIL 25, 1989 UNDER RECEPTION NO. 36786), CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 9725 E HARVARD AVE #314, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: CO25224

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000415 To Whom It May Concern: On 8/20/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ALBERT ATO KWAMINA and ATEMPA KWAMINA Original Beneficiary: ENT CREDIT UNION Current Holder of Evidence of Debt: ENT CREDIT UNION Date of Deed of Trust (DOT): 10/23/2019 Recorded Date of DOT: 10/28/2019 Reception No. of DOT: 2019150327 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$80,000.00 Outstanding Principal Amount as of the date hereof: \$76,201.76 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 4, BLOCK 7, GATEWAY VILLAGE NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14695 E 51ST 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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: SUSEMIHL, MCDERMOTT & DOWNIE, P.C. Denver Registration #: 494 PETER M SUSEMIHL, 660 SOUTHPOINTE COURT, SUITE 210, COLORADO SPRINGS, CO 80906 Phone #: 719-579-6500 Fax #: 719-579-9339 Attorney File #: 14695 E 51ST PL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000429 To Whom It May Concern: On 8/27/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: EDITH NAKIMERA 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): 12/01/2020 Recorded Date of DOT: 12/04/2020 Reception No. of DOT: 2020203924 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,207.00 Outstanding Principal Amount as of the date hereof: \$332,813.30 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: LOT 4, BLOCK 5, GREEN VALLEY RANCH FILING NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 20361 KELLY PL, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25-035532

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C00866, Courtroom: 170

Public Notice is given on 10/27/25 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

ALEXANDER TADEO REYNOSA REYNOSO be changed to ALEXANDER TADEO REYNOSO REYNOSA.

First Publication: November 7, 2025

Second Publication: November 14, 2025

Third Publication: November 21, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01106, Courtroom: 170

Public Notice is given on 10/7/25 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 CANDACE MARIE JOICE be changed to CANDACE MARIE ORRINO.

First Publication: October 24, 2025

Second Publication: October 31, 2025

Third Publication: November 7, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2025PR031191

In the Matter of the Estate of

LINDA B. STEVENSON a/k/a LINDA STEVENSON, linda beth stevenson, linda trotsky, linda b. trotsky, linda beth trotsky, 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 24, 2026 or the claims may be forever barred.

MICHELLE STRIKER

Personal Representative

c/o Lori Kalata, Esq.

360 S. Garfield St., Ste. 600

Denver, Colorado 80209

LORI L. KALATA, Esq. Atty. Reg. #: 45839

Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP

360 S. Garfield St., Ste. 600

Denver, Colorado 80209

Phone Number: 303-333-9810

FAX Number: 303-333-9786

E-mail: lkalata@fostergraham.com

First Publication: October 24, 2025

Second Publication: October 31, 2025

Third Publication: November 7, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000404 To Whom It May Concern: On 8/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARCELA KUZMIAK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 5/06/2016 Recorded Date of DOT: 5/09/2016 Reception No. of DOT: 2016060368** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$282,000.00 Outstanding Principal Amount as of the date hereof: \$233,239.08 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THOSE PARTS OF LOTS 23 AND 24, BLOCK 3, KNOX CURRIERS

SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF LOT 23, BLOCK 3, THENCE SOUTHERLY ALONG THE W LINE OF A 15 FT ALLEY 50.00 FT, TO A POINT ON THE N RIGHT OF WAY LINE OF E CENTER AVE; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 89 DEGREES 59 MINUTES 56 SECONDS ALONG THE N RIGHT OF WAY LINE OF E CENTER AVE 26.12 FT TO THE INTERSECTION WITH THE EXTENDED CENTERLINE OF THE COMMON WALL BETWEEN 515 AND 517 E CENTER AVE; THENCE ON AN INTERIOR ANGLE OF 89 DEGREES 49 MINUTES 38 SECONDS NORTHERLY ALONG THE EXTENDED CENTERLINE & CENTERLINE OF THE AFOREMENTIONED CENTERLINE 50.00 FT TO THE N LINE OF LOT 23; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES 10 MINUTES 23 DEGREES EASTERLY ALONG THE N LINE OF LOT 23, 25.96 FT TO THE POINT OF BEGINNING, CITY & COUNTY OF DENVER, STATE OF COLORADO

**THE DEED OF TRUST LEGAL DESCRIPTION WAS CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED ON 8/7/2025 AT RECEPTION NO. 2025077494, IN THE OFFICIAL RECORDS OF DENVER COUNTY, STATE OF COLORADO. Which has the address of 517 E CENTER AVE, DENVER, CO 80209-4201

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 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: CO24917

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 24, 2025

Second Publication: October 31, 2025

Third Publication: November 7, 2025

Published: Intermountain Jewish News

NOTICE OF HEARING BY PUBLICATION

PURSUANT TO § 15-10-401, C.R.S.

Denver Probate Court

Case Number: 2025PR30475

In the Matter of the Estate of

KEVIN FULLER, Deceased.

To THOMAS FULLER

Last Known Address, if any: Unknown.

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

Date: December 19, 2025

Time: 8:00 am

Courtroom or Division:

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

The hearing will take approximately 1 hour.

John A.M. Ferguson Jr. #52363

Person Giving Notice

1999 Broadway Ste 730

Denver, CO 80202

303-285-1080

john.ferguson@holdfastlegal.com

First Publication: November 7, 2025

Second Publication: November 14, 2025

Third Publication: November 21, 2025

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF
DENVER, STATE OF COLORADO

Court address: 1437 Bannock Street, Denver, CO 80202

NOTICE OF LEVY

Case Number: 2025CV31042

Division/Courtroom: 275

PINPOINT PROPERTIES LLC, a Colorado limited liability company,
Plaintiff,

v.

VICKIE L. PINER, an individual,
Defendant.

TO THE JUDGMENT DEBTOR VICKIE L. PINER:

You are hereby notified that pursuant to and under the authority of an Order: Motion for Writ of Execution ("**Writ of Execution**") issued by the Denver County District Court, certain real property, owned by you, or owed to you, is being held or taken to pay the claim of the above Plaintiff.

The real property being held or taken is:

LOT 6, BLOCK 49, CASE & EBERTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

Commonly known as 2840 Arapahoe Street, Denver, Colorado 80205.

You have legal rights that may prevent all or part of your money or property from being taken. That part of the money or property that may not be taken is called "exempt property". A partial list of "exempt property" is shown below, along with the law which may make all or part of your money or property exempt. Notwithstanding your right to claim the property as "exempt", no exemption other than the exemptions set forth in Section 13-54-104(3), C.R.S., may be claimed for a Writ of Execution which is the result of a judgment taken for arrearages for child support or for child support debt. The purpose of this Notice of Levy is to tell you about these rights.

If the money or property which is being withheld from you includes any "exempt property", you must file within 14 days of receiving this Notice of Levy a written claim of exemption with the Clerk of the Court, describing what money or property you think is "exempt property" and the reason that it is exempt.

You must act quickly to protect your rights. Remember, you only have 14 days after receiving this Notice of Levy to file your claim of exemption with the Clerk of Court. Your failure to file a claim of exemption with 14 days is a waiver of your right to file.

Dated: October 22, 2025

Denver County Sheriff

PARTIAL LIST OF EXEMPT PROPERTY

(Numbered statutory references are subject to change)

1. All or part of your property listed in Sections 13-54-101 and 102, C.R.S., including clothing jewelry, books, burial sites, household goods, food and fuel, farm animals, seed, tools, equipment and implements, military allowances, stock-in-trade, certain items used in your occupation, bicycles, motor vehicles (greater for disabled persons), life insurance, income tax refunds, money received because of loss of property or for personal injury, equipment that you need because of your health, or money received because you were a victim of a crime.
2. All or part of your earnings under Section 13-54-104, C.R.S.
3. Workers' compensation benefits under Section 8-42-124, C.R.S.
4. Unemployment compensation benefits under Section 8-80-103, C.R.S.
5. Group life insurance benefits under Section 10-7-205, C.R.S.
6. Health insurance benefits under Section 10-16-212, C.R.S.
7. Fraternal society benefits under Section 10-14-403, C.R.S.
8. Family allowances under Section 15-11-404, C.R.S.
9. Teachers' retirement fund benefits under Section 22-64-120, C.R.S.
10. Public employees' retirement benefits (PERA) under Sections 24-51-212 and 24-54-111, C.R.S.
11. Social security benefits (OASDI, SSI) under 42 U.S.C. §407.
12. Railroad employee retirement benefits under 45 U.S.C. §23.
13. Public assistance benefits (OAP, AFDC, TANF, AND, AB, LEAP) under Section 26-2-131, C.R.S.
14. Policemen's and firemen's pension fund payments under Sections 31-30-117, 31-30.5-208 and 31-31-203, C.R.S.
15. Utility and security deposits under Section 13-54-102(1)(r), C.R.S.
16. Proceeds of the sale of homestead property under Section 38-41-207, C.R.S.
17. Veteran's Administration benefits under 38 U.S.C. §5301.
18. Civil service benefits under 5 U.S.C. §8346.
19. Mobile homes and trailers under Section 38-41-201.6, C.R.S.
20. Certain retirement and pension funds and benefits under Section 13-54-102(2)(s), C.R.S.
22. A Court-ordered child support and maintenance obligation or payment under Section 13-54-102(1)(u), C.R.S.
23. Public or private disability benefits under Section 13-54-102(1)(v), C.R.S.

REMEMBER THAT THIS IS ONLY A PARTIAL LIST OF "EXEMPT PROPERTY"; you may wish to consult with a lawyer who can advise you of your rights. If you cannot afford one, there are listings of legal assistance and legal aid offices in the yellow pages of the telephone book.

First Publication: October 31, 2025

Second Publication: November 7, 2025

Third Publication: November 14, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 25PR372

**In the Matter of the Estate of
JAMES F. NOVOTNY, 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 March 2, 2026 or the claims may be forever barred.

PAMELA NOVOTNY

Personal Representative

1820 S. Vrain St.

Denver, CO 80219

Phone Number: (720) 254-4664

E-mail: novomom@aol.com

First Publication: October 31, 2025

Second Publication: November 7, 2025

Third Publication: November 14, 2025

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 25PR31164

**In the Matter of the Estate of
LAURIE DUNKLEE aka LAURIE L. DUNKLEE, 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 March 3, 2026, or the claims may be forever barred.

Nick Avila, Esq. Atty. Reg. #: 33848

Attorney for Applicant

3031 West 38th Avenue

Denver, CO 80211

Phone Number: 303-458-1981

Email: nickavila1@msn.com

First Publication: October 31, 2025

Second Publication: November 7, 2025

Third Publication: November 14, 2025

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF
DENVER, STATE OF COLORADO

Court address: 1437 Bannock Street, Denver, CO 80202

NOTICE OF LEVY

Case Number: 2025CV30418

Division/Courtroom: 409

PINPOINT PROPERTIES LLC, a Colorado limited liability company

Plaintiff,

v.

The Estate of Frances Leali; and all unknown persons who claim any interest in the subject matter of this action,
Defendant(s).

**TO THE JUDGMENT DEBTORS THE ESTATE OF FRANCES LEALI; AND ALL UNKNOWN PERSONS WHO
CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION:**

You are hereby notified that pursuant to and under the authority of a WRIT OF EXECUTION issued by the Denver County District Court, certain real property, owned by you, or owed to you, is being held or taken to pay the claim of the above Plaintiff.

The real property being held or taken is:

LOTS 3 AND 4, BLOCK 11, SCHINNER'S ADDITION.

Commonly known as 2550 N. Gilpin Street, Denver, Colorado.

You have legal rights that may prevent all or part of your money or property from being taken. That part of the money or property that may not be taken is called "exempt property". A partial list of "exempt property" is shown below, along with the law which may make all or part of your money or property exempt. Notwithstanding your right to claim the property as "exempt", no exemption other than the exemptions set forth in Section 13-54-104(3), C.R.S., may be claimed for a Writ which is the result of a judgment taken for arrearages for child support or for child support debt. The purpose of this Notice of Levy is to tell you about these rights.

If the money or property which is being withheld from you includes any "exempt property", you must file within 14 days of receiving this Notice of Levy a written claim of exemption with the Clerk of the Court, describing what money or property you think is "exempt property" and the reason that it is exempt.

You must act quickly to protect your rights. Remember, you only have 14 days after receiving this Notice of Levy to file your claim of exemption with the Clerk of Court. Your failure to file a claim of exemption within 14 days is a waiver of your right to file.

Dated: October 9, 2025.

Denver County Sheriff

PARTIAL LIST OF EXEMPT PROPERTY
(Numbered statutory references are subject to change)

All or part of your property listed in Sections 13-54-101 and 102, C.R.S., including clothing jewelry, books, burial sites, household goods, food and fuel, farm animals, seed, tools, equipment and implements, military allowances, stock-in-trade, certain items used in your occupation, bicycles, motor vehicles (greater for disabled persons), life insurance, income tax refunds, money received because of loss of property or for personal injury, equipment that you need because of your health, or money received because you were a victim of a crime.

All or part of your earnings under Section 13-54-104, C.R.S.

Workers' compensation benefits under Section 8-42-124, C.R.S.

Unemployment compensation benefits under Section 8-80-103, C.R.S.

Group life insurance benefits under Section 10-7-205, C.R.S.

Health insurance benefits under Section 10-16-212, C.R.S.

Fraternal society benefits under Section 10-14-403, C.R.S.

Family allowances under Section 15-11-404, C.R.S.

Teachers' retirement fund benefits under Section 22-64-120, C.R.S.

Public employees' retirement benefits (PERA) under Sections 24-51-212 and 24-54-111, C.R.S.

Social security benefits (OASDI, SSI) under 42 U.S.C. §407.

Railroad employee retirement benefits under 45 U.S.C. §23.

Public assistance benefits (OAP, AFDC, TANF, AND, AB, LEAP) under Section 26-2-131, C.R.S.

Policemen's and firemen's pension fund payments under Sections 31-30-117, 31-30.5-208 and 31-31-203, C.R.S.

Utility and security deposits under Section 13-54-102(1)(r), C.R.S.

Proceeds of the sale of homestead property under Section 38-41-207, C.R.S.

Veteran's Administration benefits under 38 U.S.C. §5301.

Civil service benefits under 5 U.S.C. §8346.

Mobile homes and trailers under Section 38-41-201.6, C.R.S.

Certain retirement and pension funds and benefits under Section 13-54-102(2)(s), C.R.S.

A Court-ordered child support and maintenance obligation or payment under Section 13-54-102(1)(u), C.R.S.

Public or private disability benefits under Section 13-54-102(1)(v), C.R.S.

REMEMBER THAT THIS IS ONLY A PARTIAL LIST OF "EXEMPT PROPERTY"; you may wish to consult with a lawyer who can advise you of your rights. If you cannot afford one, there are listings of legal assistance and legal aid offices in the yellow pages of the telephone book.

First Publication: October 24, 2025

Second Publication: October 31, 2025

Third Publication: November 7, 2025

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000395 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SPEROS VOURIOTIS, II Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHAMPIONS FUNDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SERVBANK, N.A. Date of Deed of Trust (DOT): 5/04/2022 Recorded Date of DOT: 5/10/2022 Reception No. of DOT: 2022063264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$825,000.00 Outstanding Principal Amount as of the date hereof: \$890,700.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 14, AND THE NORTH 2/3 OF LOT 15, BLOCK 1, SHERMAN SUBDIVISION, CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 1152 S WASHINGTON ST, DENVER, CO 80210 **NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: CO24935

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000397 To Whom It May Concern: On 8/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CAROL WOODRUFF Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INTERBANK MORTGAGE COMPANY Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NA AS SUCCESSOR BY MERGER TO J.P. MORGAN MORTGAGE ACQUISITION CORP. Date of Deed of Trust (DOT): 8/22/2014 Recorded Date of DOT: 8/28/2014 Reception No. of DOT: 2014104891 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$371,000.00 Outstanding Principal Amount as of the date hereof: \$348,970.45 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 SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 10, THE GREENS OF WOODSTREAM VILLAGE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED APRIL 25, 1980 IN BOOK 2146 AT PAGE 686 AND 1ST AMENDMENT RECORDED FEBRUARY 11, 1981 IN BOOK 2323 AT PAGE 609, AND FIRST SUPPLEMENT RECORDED JULY 20, 1981 IN MAP BOOK 19 AT PAGE 45, OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2777 S ELMIRA ST, #10, 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 December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: 00000010369551

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000392 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHELLE COX Original Beneficiary: MAPLE LEAF CAPITAL COMPANY Current Holder of Evidence of Debt: MAPLE LEAF CAPITAL COMPANY Date of Deed of Trust (DOT): 2/02/2023 Recorded Date of DOT: 2/15/2023 Reception No. of DOT: 2023012984 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,000.00 Outstanding Principal Amount as of the date hereof: \$255,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 11, BLOCK 1, VIRGINIA VILLAGE FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5655 EAST MINNESOTA DRIVE, 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 December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding

rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: 25-035139

District Court, Douglas County
Court Address: 4000 Justice Way, Castle Rock, CO 80109
AMANDA CHEYENNE ROMINE
Petitioner:
&
FRANCISCO MELENDEZ SOLIS
Respondent

SUMMONS
Case Number: 2025DR47
Courtroom: 2

1. Family Case

You (the Respondent) are now a part of a court case to resolve a family legal matter. Along with this summons, you will get a document called a Petition. The Petition will let you know more about the case and what the Petitioner wants the Court to do.

2. Your Next Steps

You must file a written response to that Petition.

a) You may use form **JDF 1035- Response to the Petition**.

b) Forms and resources are found online at [www.courts.state.co.us/Forms/family]

c) Your response is **due within 21 days** of receiving this summons.

Note! That deadline extends to 35 days when served outside of Colorado or if notified of the case by publication.

d) File online at:

[www.jbits.courts.state.co.us/efiling]

Or file by mail or at the courthouse. (The Court's address is in Box A above.)

e) Pay the filing fee.

Or request a fee waiver. (Use forms JDF 205 and JDF 206)

3. Consequences

If you do not file a Response, the Court may decide the case without your input. You may not receive further notice about court filings and events. You are still required to obey any orders the Court issues.

4. Automatic Court Orders (Temporary Injunction)

As soon as you receive this Summons, you must obey these orders:

a) Do not disturb the peace of the other parent or parties in this case.

b) Do not take the children in this case out of the state without permission from the Court and/or the other parent (or party).

c) Do not stop paying, cancel, or make any changes to health, homeowner's, renter's, automobile, or life insurance policies that cover the children or a party in this case or that name a child or a party as a beneficiary.

Exception: You may make changes to insurance coverage if you have written permission from the other parent or party or a court order, and you give at least 14 days' Notice to the other party. C.R.S. §§ 14-10-107, 108.

You must obey these orders until this case is finalized, dismissed, or the Court changes these orders. To request a change, you may use form JDF 1314 — General Motion.

5. Note on Genetic Testing

You can request genetic testing. The Court will not hold this request against you when deciding the outcome of the case.

You must do testing and submit the results before the Court establishes who the parents are (parentage) and issues final orders. After that time, it may be too late to submit genetic testing evidence. The law that directs this process is C.R.S. §

14-10-124(1.5).

Dated: 2/3/25

First Publication: October 17, 2025

Second Publication: October 24, 2025

Third Publication: October 31, 2025

Fourth Publication: November 7, 2025

Fifth Publication: November 14, 2025

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF

DENVER, STATE OF COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Rubicon Properties LLC

Plaintiff,

v.

Tobias I Trust; William A. Harrison, an individual; Michael A. Harrison, an individual; James P. Harrison, an individual.
Defendants.

SUMMONS BY PUBLICATION

Case Number: 2025CV031911

Division/ Courtroom: 409

TO: MICHAEL A. HARRISON

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 35¹ 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 690 Albion Street, Denver, Colorado.

Dated this 9th day of October, 2025.

HATCH RAY OLSEN CONANT LLC

Christopher J. Conant Atty. Reg.#: 40269

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

In accordance with C.R.C.P. 121 §1-26(7) a copy of this document with original/electronic signatures is being maintained by Hatch Ray Olsen Conant LLC and will be made available for inspection by other parties or the court upon request.

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

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

First Publication: Friday, October 17, 2025

Last Publication: Friday, November 14, 2025

Published in The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000402 To Whom It May Concern: On 8/13/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CYNTHIA K. JOURARD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST DIRECT LENDING Current Holder of Evidence of Debt: PLAZA HOME MORTGAGE, INC Date of Deed of Trust (DOT): 2/12/2018 Recorded Date of DOT: 2/20/2018 Reception No.of DOT: 2018019096 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$153,550.00 Outstanding Principal Amount as of the date hereof: \$158,060.36 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4899 SOUTH DUDLEY STREET APT C18, DENVER, CO 80123

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: 00000010540375

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT 18, IN CONDOMINIUM BUILDING C, CHESTNUT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED AUGUST 17, 1983 IN CONDOMINIUM BOOK C-24 PAGES 77 TO 83 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR CHESTNUT CONDOMINIUMS, RECORDED ON MARCH 17, 1983 IN BOOK 2768, PAGE 107, AND FIRST AMENDMENT THERETO RECORDED MARCH 25, 1983 IN BOOK 2775 AT PAGE 421, AND ANNEXATION THERETO RECORDED AUGUST 17, 1983 IN BOOK 2885 AT PAGE 528, CITY AND COUNTY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000399 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MCKENZIE LEHR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/19/2021 Recorded Date of DOT: 10/21/2021 Reception No. of DOT: 2021197518 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$164,900.00 Outstanding Principal Amount as of the date hereof: \$149,002.62 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 5995 W HAMPDEN AVE UNIT B15, DENVER, CO 80227

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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-25-1020912-LL

Exhibit A

RESIDENCE NO. 15, BUILDING NO. B, THE SEVEN SPRINGS CLUB, TOGETHER WITH UNDIVIDED 1/240TH INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE CONDOMINIUM DECLARATION IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER RECORDED APRIL 03, 1981 IN BOOK 2350 AT PAGE 265, AND THE CONDOMINIUM MAP IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER RECORDED APRIL 03, 1981 UNDER RECEPTION NO. 024160, TOGETHER WITH AN UNDIVIDED 1/240TH INTEREST IN THE COMMON ELEMENTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000430 To Whom It May Concern: On 8/28/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUGIE E. GOHOUNGO Original Beneficiary: BELLCO CREDIT UNION Current Holder of Evidence of Debt: BELLCO CREDIT UNION Date of Deed of Trust (DOT): 8/26/2022 Recorded Date of DOT: 8/31/2022 Reception No. of DOT: 2022115608 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$103,000.00 Outstanding Principal Amount as of the date hereof: \$100,984.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 5, BLOCK 1,

GREEN VALLEY RANCH FILING NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19917 EAST MITCHELL CIRCLE, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 25-035156

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000390 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MERIZA REZA and DAVID REVELES Original Beneficiary: CAA VENTURES, LLC Current Holder of Evidence of Debt: CAA VENTURES, LLC Date of Deed of Trust (DOT): 1/25/2021 Recorded Date of DOT: 2/01/2021 Reception No. of DOT: 2021017010 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$495,000.00 Outstanding Principal Amount as of the date hereof: \$495,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 11, BLOCK 2, MARLAND HEIGHTS, TOGETHER WITH THE SOUTH 1/2 OF THE LOCATED ALLEY ADJOINING SAID LOTS, VACATED BY ORDINANCE NO. 371, SERIES OF 1958, AND THE WEST 52 FEET OF LOT 4, BLOCK 2, MARLAND HEIGHTS, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY ADJOINING SAID LOT AS VACATED BY ORDINANCE 371, SERIES OF 1958 CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1750 W. MISSISSIPPI AVE., DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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: SPAETH & DOYLE LLP Denver KYLE ENGLAND, 501 S CHERRY STREET, #700, DENVER, CO 80246 Phone #: (303) 385-8058 Attorney File #: 1750 W. MISSISSIPPI AVE.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000394 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SAMUEL MARTIN VENTOLA Original Beneficiary: WACHOVIA BANK, NATIONAL ASSOCIATION Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 1/15/2008 Recorded Date of DOT: 2/26/2008 Reception No. of DOT: 2008024732 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$240,000.00 Outstanding Principal Amount as of the date hereof: \$208,905.95 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER

PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 39 AND 40 AND THE NORTH 8 - 1/3 FEET OF LOT 38, BLOCK 12, ASBURY PARK, SECOND FILING, 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 JULY 8, 2025 AT RECEPTION NO. 2025065994 Which has the address of 2435 SOUTH MONROE ST, DENVER, CO 80210

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: 00000010478311

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01128

Division: Civil, Courtroom: 186

Public Notice is given on 10/20/25 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court. The parents names are: Jenelle Girard, Carlos Rafael Matute Neaves.

The Petition requests that the name of CORALIE ROSA MATUTE be changed to CORALIE ROSA MIETTE MATUTE.

First Publication: October 24, 2025

Second Publication: October 31, 2025

Third Publication: November 7, 2025

Published: Intermountain Jewish News

**DISTRICT COURT, EL PASO COUNTY,
STATE OF COLORADO**

Court Address:

270 S. Tejon St.

Colorado Springs, CO 80903

Plaintiffs: THE HEIRS OF FRANK L. FORSTER.,

Deceased, Judgment Creditor

v.

Defendant: PETER D. HOFFMAN.

Case Number: 2025CV30388

DISTRICT COURT CIVIL SUMMONS

TO THE ABOVE-NAMED DEFENDANT: PETER D. HOFFMAN

YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your answer or other response within 21 days after such service upon you. If service of the Summons and Complaint was made upon you outside of the State of Colorado, you are required to file your answer or other response within 35 days after such service upon you. Your answer or counterclaim must be accompanied with the applicable filing fee.

If you fail to file your answer or other response to the Complaint in writing within the applicable time period, the Court may enter judgment by default against you for the relief demanded in the Complaint without further notice.

Dated: 02/21/2025 Clerk of Court/Clerk

Jason G. Mitchell

Plaintiff

8055 E. Tufts Avenue, Suite 1350

Denver, CO 80237

Address of Plaintiff

(303) 228-2241

Plaintiff's Phone Number

This Summons is issued pursuant to Rule 4, C.R.C.P., as amended. A copy of the Complaint must be served with this Summons. This form should not be used where service by publication is desired.

WARNING: A valid summons may be issued by a lawyer and it need not contain a court case number, the signature of a court officer, or a court seal. The plaintiff has 14 days from the date this summons was served on you to file the case with the court. You are responsible for contacting the court to find out whether the case has been filed and obtain the case number. If the plaintiff files the case within this time, then you must respond as explained in this summons. If the plaintiff files more than 14 days after the date the summons was served on you, the case may be dismissed upon motion and you may be entitled to seek attorney's fees from the plaintiff.
TO THE CLERK: If the summons is issued by the clerk of the court, the signature block for the clerk or deputy should be provided by stamp, or typewriter, in the space to the left of the attorney's name.

Counsel for Plaintiff:

Andrew Stathopoulos, #15251

ILLUMINE LEGAL LLC

8055 East Tufts Avenue, Suite 1350

Denver, Colorado 80237

Phone Number: 303-228-2241

Fax Number: 720-815-0070 andy@illuminelegal.com

First Date of Publication: October 17, 2025

Last Date of Publication: November 14, 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. 2025-000401 To Whom It May Concern: On 8/18/2025 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: SONQUIST, LLC Original Beneficiary: BANK OF DENVER Current Holder of Evidence of Debt: MIDWESTONE BANK Date of Deed of Trust (DOT): 9/02/2022 Recorded Date of DOT: 9/07/2022 Reception No. of DOT: 2022117689 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,278,250.00 Outstanding Principal Amount as of the date hereof: \$2,206,830.12 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO TIMELY PAY AMOUNTS DUE UNDER THE DEBT AND THE DEED OF TRUST THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1912 AND 1920 SOUTH BROADWAY, 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 December 18, 2025, Online at

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: ROBINSON WATERS & O'DORISIO PC Denver Registration #: 34100 TIMOTHY M SHEA, 1099 18TH STREET, SUITE #2600, DENVER, CO 80202 Phone #: 3032972600 Attorney File #: 1912 AND 1920 SOUTH BROADWAY

Legal Description

PARCEL I:

Lots 4 and 5,

Block 1,

CARTERDALE,

City and County of Denver, State of Colorado. PARCEL II:

Lots 6 and 7,

Block 1,

CARTERDALE,

City and County of Denver, State of Colorado.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000413 To Whom It May Concern: On 8/19/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RANDALL BRIGGS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC Current Holder of Evidence of Debt: CROSSCOUNTRY MORTGAGE, LLC Date of Deed of Trust (DOT): 9/30/2021 Recorded Date of DOT: 10/01/2021 Reception No. of DOT: 2021185929 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$391,773.00 Outstanding Principal Amount as of the date hereof: \$363,888.48 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 3132A, SKYLINE VIEWS AT THE HOMER CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED OCTOBER 04, 2001 UNDER RECEPTION NO. 2001167989, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR SKYLINE VIEWS AT THE HOMER CONDOMINIUMS RECORDED ON JUNE 20, 2001 UNDER RECEPTION NO. 2001101068, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3132 N UMATILLA ST APT A, 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 December 18, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/24/2025 Last Publication: 11/21/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/30/2025 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 #: 00000010553238

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 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. 2025-000380 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.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 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

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000389 To Whom It May Concern: On 8/11/2025 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: MAG MILE DESIGNS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY Original Beneficiary: CTP FUNDING CORPORATION, AN ARIZONA CORPORATION DBA CAPSTONE FINANCIAL, ISAOA/ATIMA Current Holder of Evidence of Debt: CTP FUNDING CORPORATION Date of Deed of Trust (DOT): 12/19/2024 Recorded Date of DOT: 12/24/2024 Reception No. of DOT: 2024118125 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$388,800.00 Outstanding Principal Amount as of the date hereof: \$388,800.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3439 N. MILWAUKEE 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 December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 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 #: 00000010450930

LEGAL DESCRIPTION

A PART OF LOTS 27 AND 28, EXCEPT REAR 8 FEET TO THE CITY, BLOCK 16, MCKEE'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 27, 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 27, 21.71 FEET TO A POINT ON THE CENTERLINE OF A GARAGE COMMON WALL EXTENDED; THENCE EASTERLY ALONG SAID CENTERLINE AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 24.53 FEET TO AN OUTSIDE GARAGE WALL LINE; THENCE NORTHERLY ALONG SAID OUTSIDE LINE AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 27, 1.30 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 56.32 FEET TO THE CENTERLINE OF A COMMON WALL EXTENDED; THENCE NORTHERLY ALONG SAID CENTERLINE AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 27, 9.95 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE EASTERLY ALONG SAID CENTERLINE AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 12.61 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE SOUTHERLY ALONG SAID CENTERLINE AND PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 27, 9.00 FEET TO THE CENTERLINE OF A COMMON WALL; THENCE EASTERLY ALONG SAID CENTERLINE AND EXTENDED, PARALLEL WITH THE SOUTH LINE OF SAID LOT 27, 31.54 FEET TO A POINT ON THE EAST LINE OF SAID LOT 27; THENCE SOUTHERLY ALONG SAID EAST LINE, 23.96 FEET TO THE POINT OF BEGINNING

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000398 To Whom It May Concern: On 8/12/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: 389 S LIPAN ECO, LLC A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MIDFIRST BANK Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 7/09/2018 Recorded Date of DOT: 8/03/2018 Reception No. of DOT: 2018096332 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$3,106,300.00 Outstanding Principal Amount as of the date hereof: \$2,762,114.68 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED ABOVE DECLARES A VIOLATION OF THE COVENANTS OF

SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 389 S. LIPAN STREET, DENVER, COLORADO 80223

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of December 11, 2025, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/17/2025 Last Publication: 11/14/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/23/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MARKUS WILLIAMS YOUNG & HUNSICKER LLC Denver Registration #: 37168 JENNIFER M SALISBURY, 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203 Phone #: (303) 830-0800 Attorney File #: 11341.506

EXHIBIT A

ZONE LOT - NEW B DESCRIBED IN DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED JUNE 15, 2018, UNDER RECEPTION NO. ~~2018074119~~ AS FOLLOWS: A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE SOUTH-NORTH RANGE LINE IN S. LIPAN STREET, SAID TO BEAR N00°00'00"E A DISTANCE OF 652.05' FROM THE RANGE POINT AT THE INTERSECTION OF S. LIPAN STREET AND W. ALASKA PLACE MONUMENTED BY AXLE 1.5' DOWN IN A RANGE BOX WITH NO LID TO THE RANGE POINT AT THE INTERSECTION OF S. LIPAN STREET AND W. NEVADA PLACE MONUMENTED BY A AXLE 0.6' DOWN IN A RANGE BOX WITH NO LID. POINT OF BEGINNING (P.O.B.), AT THE SOUTHEAST CORNER OF BLOCK 34, VALVERDE; THENCE NORTH 89°30'00" WEST ALONG THE SOUTH LINE OF BLOCK 34, VALVERDE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST ALASKA PLACE, A DISTANCE OF 87.27 FEET TO THE EAST LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE NORTH 21°16'55" WEST ALONG SAID EAST LINE OF THE COLORADO AND SOUTHERN RAILWAY COMPANY RIGHT-OF-WAY, A DISTANCE OF 351.04 FEET; THENCE SOUTH 89°30'00" EAST, A DISTANCE OF 214.69 FEET TO THE EAST LINE OF BLOCK 34, VALVERDE, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH LIPAN STREET; THENCE SOUTH 00°00'0" WEST ALONG SAID EAST LINE OF BLOCK 34, A DISTANCE OF 325.99 FEET TO THE SOUTHEAST CORNER OF BLOCK 34, VALVERDE AND THE POINT OF BEGINNING (P.O.B).