Intermountain Jewish News
Legal Notices, October 31, 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.

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.

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. 2025-000406 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 REGISTRATON 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

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: DANA M 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. 2025-000416 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. 2025-000405 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: JUSTIN DAVID TATE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/29/2022 Recorded Date of DOT: 10/19/2022 Reception No.of DOT: 2022132433 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: $200,795.00 Outstanding Principal Amount as of the date hereof: $194,225.14 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 1196 N GRANT STREET UNIT 309, DENVER, CO 80203
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of 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 #: 25-035489

LEGAL DESCRIPTION

CONDOMINIUM UNIT 309, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE NO. 39, GOTHAM CITY CONDOMINIUMS, AS DESCRIBED IN AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED AUGUST 20, 2002 AT RECEPTION NO. 2002144180 AND AS SHOWN ON THE CONDOMINIUM MAP RECORDED AUGUST 20, 2002 AT RECEPTION NO. 2002144181, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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 CECELIA LEON, AKA, CECELIA 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. 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

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

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2025PR030312
In the Matter of the Estate of
CHARLES ETTA UNDERWOOD, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the DENVER PROBATE COURT STATE OF COLORADO 1437 BANNOCK STREET DENVER, CO 80202 or before four (4) months from the date of the first publication or the claims may be forever barred.
SYDNEY C. MERRELL, Esq. (#57396)
Wayne E. Vaden, Esq. (#21026)
Attorneys for the Personal Representative
CITY PARK LAW GROUP, LLC
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile w.vaden@cityparklaw.com
First Publication: October 17, 2025
Second Publication: October 24, 2025
Third Publication: October 31, 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: 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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 25C01050, Courtroom: 170

Public Notice is given on 10/10/25 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 BRIAN SCOTT GRINDLE be changed to BUDDHA SCOTT MYRICK.
First Publication: October 17, 2025
Second Publication: October 24, 2025
Third Publication: October 31, 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

Intermountain Jewish News
Legal Notices, October 31, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

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

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

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

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Denver County District Court's Order for Default Judgment and Decree of Foreclosure dated July 17, 2025 and C.R.S. §38-38-101 et seq., by Woodside Village Condominium Association, Inc. ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Condominium Declaration of Woodside Village Condominiums, recorded with the Denver County Clerk and Recorder on August 17, 1981, in Book 2434 at Page 10 ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Woodside Village Condominium Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

CONDOMINIUM UNIT NO. 105, BUILDING NO. 22, WOODSIDE VILLAGE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE 10, AND AMENDMENT RECORDED OCTOBER 20, 1981 IN BOOK 2470 AT PAGE 65 AND SECOND AMENDMENT RECORDED JANUARY 25, 1982 IN BOOK 2522 AT PAGE 541 AND THIRD AMENDMENT RECORDED MARCH 26, 1982 IN BOOK 2557 AT PAGE 151 AND FIRST AMENDMENT TO THIRD SUPPLEMENT RECORDED AUGUST 13, 1982 IN BOOK 2637 AT PAGE 238, AND RE-RECORDED MARCH 10, 1983 IN BOOK 2763 AT PAGE 629 AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED APRIL 26, 1982 IN BOOK 2572 AT PAGE 547 AND FOURTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED SEPTEMBER 10, 1982 IN BOOK 2652 AT PAGE 597, AND FIFTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED OCTOBER 25, 1982 IN BOOK 2679 AT PAGE 14, AND RE-RECORDED MARCH 10, 1983 IN BOOK 2763 AT PAGE 616, AND SIXTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED FEBRUARY 17, 1983 IN BOOK 2750 AT PAGE 521 AND SEVENTH AMENDMENT TO CONDOMINIUM DECLARATION RECORDED APRIL 19, 1983 IN BOOK 2792 AT PAGE 110, AND CONDOMINIUM MAP RECORDED AUGUST 17, 1981 IN BOOK 20 AT PAGE 11 AND FIRST SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED OCTOBER 20, 1981 IN BOOK 20 AT PAGE 41, AND FIRST AMENDMENT TO THE FIRST SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED APRIL 14, 1982 IN BOOK 21 AT PAGE 45 AND SECOND SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED JANUARY 25, 1982 IN BOOK 21 AT PAGES 1-3, AND THIRD SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED MARCH 26, 1982 IN BOOK 20 AT PAGES 100-102, AND FORTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED SEPTEMBER 10, 1982 IN BOOK 22 AT PAGES 59-61, AND FIFTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED OCTOBER 25, 1982 IN BOOK 22 AT PAGES 79-82, AND FIRST AMENDMENT TO FIFTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED APRIL 13, 1983 IN BOOK 23 AT PAGE 73, AND SIXTH SUPPLEMENT TO CONDOMINIUM MAP RECORDED FEBRUARY 17, 1983 IN BOOK 23 AT PAGES 35 AND 36, AND SEVENTH SUPPLEMENT TO CONDOMINIUM DECLARATION RECORDED APRIL 19, 1983 IN BOOK 3 AT PAGES 81 AND 82, OF THE DENVER COUNTY, COLORADO RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE TO FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 117, AND/OR GARAGE SPACE NO. NA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as 8600 Alameda Avenue, #22-105, Denver, CO 80231 ("Property")

The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law.

The Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 4th day of December, 2025, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202; telephone number 720-865-9556. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

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

The name, address, and telephone number of the attorney representing the Plaintiff is: Cameron Stark, #48801, VF Law, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

DATED at Denver County, Colorado, this 3rd day of September, 2025.

Elias Diggins, Sheriff Denver COUNTY, COLORADO

Intermountain Jewish News
Legal Notices, October 31, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

By: Deputy Sheriff Sergeant R. Line
Published in: The Intermountain Jewish News
First Publication: October 3rd, 2025
Last Publication: October 31st, 2025

PUBLIC NOTICE
DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000395 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 35[1] days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action affecting specific real property in Denver commonly known as 690 Albion Street, Denver, Colorado.

Dated this 9th day of October, 2025.

HATCH RAY OLSEN CONANT LLC
Christopher J. ConantAtty. 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

Intermountain Jewish News
Legal Notices, October 31, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

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 DESCCRIBED 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. 25C01074
Division: Civil, Courtroom: 170

Public Notice is given on October 10, 2025 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.
The Petition requests that the name of BRANDON JAS HAMRAC be changed to JARED DEAN BEARTREE.

Intermountain Jewish News
Legal Notices, October 31, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

First Publication: October 17, 2025
Second Publication: October 24, 2025
Third Publication: October 31, 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 Stathopulos, #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 80204Phone #: (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.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/10/2025 Last Publication: 11/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/16/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FOX ROTHSCHILD LLP Denver Registration #: 39976 CHRISTOPHER T GROEN, 1225 SEVENTEENTH STREET #2200, DENVER, CO 80202 Phone #: 3032921200 Attorney File #: 359094.00001

EXHIBIT A

LOTS 4 AND 5, BLOCK 28 OF MONTCLAIR, SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,

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

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.realforeclose.com/index.cfm, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 10/10/2025 Last Publication: 11/07/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 9/16/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1014264-LL

PUBLIC NOTICE
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).

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

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 #**
2013 Chevrolet Malibu	**254497**
2009 Nissan Murano	**126321**
2009 Ford E-Series	**A89668**
1986 GMC Jimmy	**532394**
1998 Jeep Cherokee	**215502**
2007 Toyota Scion	**186505**
2003 Dodge Ram	**670269**

Date of Publication: October 31, 2025
Published: Intermountain Jewish News

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

Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	**Vin #**
2012 dodge 2500 pu.	225485

Bear Enterprise Towing
PUC: T-03984
Phone: 720-276-9412
Date of Publication: October 31, 2025
Published: Intermountain Jewish News

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 #**
2006 HONDA CIVIC	**577100**
1994 FORD F150	**B46872**
1996 LINCOLN TOWN CAR	**724903**
2020 FORD FUSION	**170210**
2005 MERCEDES-BENZ C55 AMG	**611730**
2012 JEEP WRANGLER	**217912**
2003 NISSAN ALTIMA	**211444**

Intermountain Jewish News
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www.ijn.com/legal-notices
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2013 DODGE CHARGER 677277
Date of Publication: October 31, 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

Intermountain Jewish News
Legal Notices, October 31, 2025
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Second Publication: October 31, 2025
Third Publication: November 7, 2025
Published: Intermountain Jewish News

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**
1995 Jeep Cherokee	624801
2018 Dodge Ram	315889
2004 Volvo xc90	057164
2005 Acura MDX	532016

Date of Publication: October 31, 2025
Published: Intermountain Jewish News

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

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

YEAR/MAKE/MODEL	**VIN #**
1993 GMC SIERRA	**520564**
2018 TESLA MODEL 3	**170381**
1995 MAZDA B-SERIES	**M15980**
2008 CHRYSLER SEBRING	**673605**
2005 HYUNDAI SANTA FE	**967003**
2006 MITSUBISHI ENDEAVOR	**051391**
2014 KIA CADENZA	**148673**
1995 TOYOTA 4RUNNER	**083430**
2005 HONDA ACCORD	**038076**
1990 TOYOTA COROLLA	**087033**
2001 AUDI A6	**164379**
2005 CHEVROLET EQUINOX	**042805**
2008 ACURA TL	**021290**
2011 HYUNDAI ACCEN	**536851**
2000 FORD FOCUS	**345274**
2003 TOYOTA 4RUNNER	**003342**
2003 FORD F150	**B02186**
2007 FORD EDGE	**A90623**
2004 TOYOTA COROLLA	**236247**
2003 TOYOTA CAMRY	**018456**
2003 NISSAN XTERRA	**691548**
1999 DODGE GRAND CARAVAN	**893239**
1998 JEEP WRANGLER	**718580**
2007 VOLVO XC70	**259691**
2003 FORD E250	**B16297**
2002 JEEP LIBERTY	**233248**
2002 HONDA ACCORD	**065497**
1976 Ford F350	**S26809**

Date of Publication: October 31, 2025
Published: Intermountain Jewish News

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 Lienee(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

Intermountain Jewish News
Legal Notices, October 31, 2025
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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 he 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 he 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
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