

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

**Denver Probate Court**

**Case No. 2025PR31259**

**In the Matter of the Estate of**

**ESTATE OF GARDNER EDWARD SULLIVAN, aka GARDNER E. SULLIVAN and GARDNER SULLIVAN,  
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 April 19, 2026, or the claims may be forever barred.

Margaret McClung  
Personal Representative  
c/o Kristofer M. Simms and  
Hannah J. Wurl  
Caplan and Earnest LLC  
3107 Iris Avenue, Suite 100  
Boulder, CO 80301

Kristofer M. Simms, #33044

Hannah J. Wurl, #52526

Attorney for the Personal Representative

CAPLAN & EARNEST LLC

3107 Iris Avenue, Ste 100

Boulder, CO 80301

Phone Number: (303) 443-8010

E-mail: [ksimms@celaw.com](mailto:ksimms@celaw.com);

[hwurl@celaw.com](mailto:hwurl@celaw.com)

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Second Publication: December 26, 2025

Third Publication: January 2, 2026

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**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000509 To Whom It May Concern: On 10/08/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MELANIE DAVID Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 8/17/2022 Recorded Date of DOT: 8/25/2022 Reception No. of DOT: 2022113206 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,207.00 Outstanding Principal Amount as of the date hereof: \$357,398.97 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 1742 S TRENTON STREET APT 5, 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 February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: 25-035849

**LEGAL DESCRIPTION**

Condominium Unit #5, in Condominium Bldg. 2, together with the exclusive right to use Garage #6, Arrowhead I, Filing No. 2, according to the Condominium Map for Arrowhead I, Filing No. 2, recorded February 18, 1982 in Book 21 at Pages 18-21, in the Records of the Office of the Clerk and Recorder of the City and County of Denver,

Colorado, and as defined and described in the Condominium Declaration for Arrowhead I, recorded June 19, 1981 in Book 2395, at Page 626, and First Amended Condominium Declaration recorded July 12, 1982 in Book 2617 at Page 559 and in Condominium Declaration for Arrowhead I, Filing No. 2, recorded February 18, 1982 in Book 2536, at Page 388, City and County of Denver, State of Colorado.

#### 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    |
|------------------------|--------|
| 2002 Honda CRV         | 022768 |
| 2005 LandRover Ir3     | 336813 |
| 2002 GMC c6500         | 505540 |
| 1996 Toyota 4run       | 050245 |
| 2006 Toyota Corolla 6Z | 734709 |

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

1437 Bannock St

Denver, CO 80202

303-606-2300

Plaintiff: **TOP SHELF ROOFING AND EXTERIOR LLC**

v.

Defendants: **SHAMROCK INVESTMENT GROUP LLC d/b/a SHAMROCK HOMES, LLC; CHURCHILL MRA FUNDING, I LLC; RONA GOODMAN; and PAUL D. LÓPEZ AS PUBLIC TRUSTEE OF THE CITY AND COUNTY OF DENVER**

ATTORNEYS FOR PLAINTIFF:

SMITH JADIN JOHNSON, PLLC

Anthony T. Smith, #55579

Alyssa E. Chirlin, #53311

1875 Lawrence St, Ste 730

Denver, CO 80202

Tel: 720-550-7280

Email: [asmith@sjjlawfirm.com](mailto:asmith@sjjlawfirm.com) [achirlin@sjjlawfirm.com](mailto:achirlin@sjjlawfirm.com)

#### SUMMONS

Case No.: 2025CV33590

To Defendant Rona Goodman, take notice that:

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 twenty-one (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 thirty-five (35) days after such service upon you.

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

DATED: October 7, 2025

**SMITH JADIN JOHNSON, PLLC**

s/ Alyssa E. Chirlin

Anthony T. Smith

Alyssa E. Chirlin

1875 Lawrence St, Ste 730

Denver, CO 80202

Tel: 720-550-7280

Email: [asmith@sjjlawfirm.com](mailto:asmith@sjjlawfirm.com) [achirlin@sjjlawfirm.com](mailto:achirlin@sjjlawfirm.com)

*Attorneys for Plaintiff*

First Publication: December 19, 2025

Last Publication: January 16, 2026

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000504 To Whom It May Concern: On 10/02/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES D. KEELING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR 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): 8/10/2015 Recorded Date of DOT: 10/05/2015 Reception No. of DOT: 2015140478\*\* DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$89,250.00 Outstanding Principal Amount as of the date hereof: \$73,383.31 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 407, LONDON HOUSE CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP RECORDED MAY 30, 1979 IN BOOK 12 AT PAGES 4 THROUGH 8 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER AND OF THE CITY OF COUNTY OF DENVER, COLORADO, AND THE CONDOMINIUM DECLARATION FOR LONDON HOUSE CONDOMINIUM, RECORDED MAY 30, 1979 IN BOOK 1924 AT PAGE 374 IN SAID RECORDS, CITY AND COUNTY DENVER, STATE OF COLORADO, AND AS AMENDED IN INSTRUMENT RECORDED JULY 13, 1979 IN BOOK 1959 AT PAGE 572, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

\*\*\* THE DEED OF TRUST LEGAL DESCRIPTION WAS CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED ON 9/24/2025 AT RECEPTION NO. 2025095832, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1233 OGDEN STREET 407, DENVER, CO 80218 NOTICE OF SALE. The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO25413

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

| YEAR/MAKE/MODEL     | VIN #  |
|---------------------|--------|
| 1963 GMC K100       | G1780A |
| 1967 Ford Econoline | A74577 |
| 1969 Chevy Camaro   | 614777 |
| 1971 VW Beetle      | 648736 |

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#### PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01449, Courtroom: 100

Public Notice is given on 12/15/25 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 JOSEPH ARTHUR SZUSZWALAK, JR. be changed to JOSEPH GIUSEPPE SZUSZWALAK.

First Publication: December 19, 2025

Second Publication: December 26, 2025

Third Publication: January 2, 2026

Published: Intermountain Jewish News

#### PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01392

Division: Civil, Courtroom: 186

Public Notice is given on 12/8/25 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 DARIUS IFASO KOMPANI be changed to SOLEIL MEPHIBOSHETH ECCLESIASTE.

First Publication: December 19, 2025

Second Publication: December 26, 2025

Third Publication: January 2, 2026

Published: Intermountain Jewish News

#### PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

**Case No. 25C01304, Courtroom: 186**

Public Notice is given on 11/14/25 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 LYNNEA NICOLETE WAHEED CRAWFORD be changed to LYNNEA NICOLETTE WAHEED EVER.

First Publication: December 19, 2025

Second Publication: December 26, 2025

Third Publication: January 2, 2026

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000517 To Whom It May Concern: On 10/14/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MATTHEW KARM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 2/11/2019 Recorded Date of DOT: 2/12/2019 Reception No. of DOT: 2019017126 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$188,800.00 Outstanding Principal Amount as of the date hereof: \$169,184.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8865 E 55TH AVE, DENVER, CO 80238-3863

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 February 12, 2026, 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: 12/19/2025 Last Publication: 1/16/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/25/2025 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 #: 00000010613149

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION PARCEL 9:**

A PARCEL OF LAND BEING A PART OF LOT 41, BLOCK 3, STAPLETON FILING NO. 45, RECORDED MAY 9, 2014 AT RECEPTION NO. 2014052885 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 41, BLOCK 3, AND CONSIDERING THE EASTERLY LINE OF SAID LOT 41 TO BEAR SOUTH 00°00'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°00'00" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 27.00 FEET IN THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 15.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 41, BLOCK 3; THENCE NORTH 00°00'00" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 15.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DENVER, STATE OF COLORADO.

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

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

| YEAR/MAKE/MODEL     | VIN #  |
|---------------------|--------|
| 2003 HYUNDAI ACCENT | 493117 |
| 2006 VOLVO XC90     | 252151 |
| 2006 Honda Civic    | 008334 |

Date of Publication: December 19, 2025

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 2025CV77, Division: 15**

Public Notice is given on December 8, 2025 that a Petition for a Change of Name of an Adult has been filed with the **Arapahoe County** Court.

The Petition requests that the name of TYLER HUNTER KING be changed to TYLER K STARWIND.

First Publication: December 19, 2025

Second Publication: December 26, 2025

Third Publication: January 2, 2026

Published: Intermountain Jewish News

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

**District Court, Adams County**

**Case No. 2025PR30781, Division: T1**

**In the Matter of the Estate of**

**LOIS JOANN NEUSCHWANGER a/k/a LOIS JOAN NEUSCHWANGER a/k/a LOIS J. NEUSCHWANGER a/k/a**

**LOIS JOAN GRAVES a/k/a LOIS J. GRAVES, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Adams, County, Colorado on or before April 19, 2026, or the claims may be forever barred.

CHRISTOPHER TURNER

Public Administrator, 17th Judicial District

Personal Representative

1760 Gaylord Street

Denver, CO 80206

Christopher Turner, #43245

Public Administrator

GANTENBEIN LAW FIRM LLC

1760 Gaylord Street

Denver, CO 80206

Phone 720-593-8295

Fax 720-442-8051

[christopher@gantenbeinlaw.com](mailto:christopher@gantenbeinlaw.com)

First Publication: December 19, 2025

Second Publication: December 26, 2025

Third Publication: January 2, 2026

Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000519 To Whom It May Concern:** On 10/14/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOAQUIN SALAZAR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/19/2020 Recorded Date of DOT: 11/24/2020 Reception No. of DOT: 2020196582 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$260,200.00 Outstanding Principal Amount as of the date hereof: \$239,059.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1433 N WILLIAMS STREET, 100, DENVER, CO 80218

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 12, 2026, 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: 12/19/2025 Last Publication: 1/16/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/25/2025 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 #: 25-035848

**LEGAL DESCRIPTION**

CONDOMINIUM UNIT 100, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER(S) 61,102 AND 109, THE TOWERS AT CHEESMAN PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON AUGUST 20, 1999 AT RECEPTION NO. 9900147268 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE TOWERS AT CHEESMAN PARK CONDOMINIUMS RECORDED ON AUGUST 20, 1999 AT RECEPTION NO. 9900147267 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**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:

| <b>YEAR/MAKE/MODEL</b>            | <b>VIN #</b>  |
|-----------------------------------|---------------|
| <b>2004 CHEVROLET MONTE CARLO</b> | <b>424150</b> |
| <b>2002 CHEVROLET TAHOE</b>       | <b>145414</b> |
| <b>2008 SUZUKI GRAND VITRO</b>    | <b>103768</b> |
| <b>2007 TOYOTA CAMRY</b>          | <b>168512</b> |
| <b>2012 NISSAN VERSA</b>          | <b>229594</b> |
| <b>2010 DODGE CHARGER</b>         | <b>210427</b> |
| <b>2007 HONDA RIDGELINE</b>       | <b>544187</b> |
| <b>2014 HYUNDAI ELANTRA</b>       | <b>522093</b> |
| <b>2004 HONDA CIVIC</b>           | <b>054158</b> |
| <b>2002 VOLKSWAGEN JETTA</b>      | <b>412328</b> |
| <b>2014 JEEP COMPASS</b>          | <b>803665</b> |
| <b>2005 HONDA CIVIC</b>           | <b>537865</b> |
| <b>2008 HYUNDAI ACCENT</b>        | <b>184716</b> |
| <b>2014 SUBARU OUTBACK</b>        | <b>262945</b> |
| <b>2007 INFINITI M45</b>          | <b>402613</b> |
| <b>2013 SUBARU CROSSTREK</b>      | <b>866861</b> |
| <b>2010 LAND ROVER LR2</b>        | <b>170032</b> |
| <b>2010 HONDA CR-V</b>            | <b>080164</b> |
| <b>2001 OLDSMOBILE INTRIGUE</b>   | <b>111664</b> |
| <b>2008 VOLKSWAGEN BEETLE</b>     | <b>516291</b> |
| <b>2004 Ford F150</b>             | <b>B51126</b> |
| <b>1993 Ford F150</b>             | <b>A97046</b> |

Date of Publication: December 19, 2025

Published: Intermountain Jewish News

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

**Denver Probate Court  
Case No. 2025PR031368  
In the Matter of the Estate of  
CHERYL ANNE FELTON, 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 April 19, 2026 or the claims may be forever barred.

Michelle Cooley  
Personal Representative  
c/o Steven Weiser, Esq.  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209  
(303) 333-9810

STEVEN M. WEISER, Esq. Atty. Reg. #: 27535  
Attorney for the Personal Representative

Foster Graham Milstein & Calisher, LLP  
360 S. Garfield St., 6th Floor  
Denver, Colorado 80209  
Phone Number: 303-333-9810  
FAX Number: 303-333-9786  
E-mail: [sweiser@fostergraham.com](mailto:sweiser@fostergraham.com)  
First Publication: December 19, 2025  
Second Publication: December 26, 2025  
Third Publication: January 2, 2026  
Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000496 To Whom It May Concern: On 10/02/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JONARD S. BRAGA and JEFFREY K. MORRISON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SWBC MORTGAGE CORPORATION Date of Deed of Trust (DOT): 10/15/2021 Recorded Date of DOT: 10/20/2021 Reception No. of DOT: 2021196950 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$270,000.00 Outstanding Principal Amount as of the date hereof: \$250,991.08 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 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 1888 S. JACKSON ST, UNIT 1107, 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 January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1025081-JH

#### EXHIBIT "A" LEGAL DESCRIPTION

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

CONDOMINIUM UNIT 1107, WELLINGTON SQUARE CONDOMINIUMS, ACCORDING TO THE AMENDED CONDOMINIUM MAP RECORDED ON SEPTEMBER 21, 1994 AT RECEPTION NUMBER 145139 AND IN ACCORDANCE WITH AND SUBJECT TO AMENDED AND RESTATED CONDOMINIUM DECLARATION OF WELLINGTON SQUARE CONDOMINIUMS, RECORDED ON SEPTEMBER 21, 1994 AT RECEPTION NUMBER 9400145138, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### NOTICE OF SALE

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

| <b>Year/Make/Model</b>    | <b>Vin #</b>  |
|---------------------------|---------------|
| <b>2017 Ford Fusion</b>   | <b>304528</b> |
| <b>2017 Ford Fusion</b>   | <b>244095</b> |
| <b>2009 Nissan Murano</b> | <b>017643</b> |
| <b>2005 Ford F250</b>     | <b>C76129</b> |
| <b>2008 Ford F250</b>     | <b>C41268</b> |
| <b>2016 Ford Mustang</b>  | <b>262237</b> |

Date of Publication: December 19, 2025

Published: Intermountain Jewish News

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

**Case Number: 2025PR31271**

**In the Matter of the Estate of**

**Timothy Donald Knaus, a/k/a Timothy D. Knaus, a/k/a Timothy Knaus, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before April 19, 2026, or the claims may be forever barred.

Melanie Knaus  
Personal Representative  
8980 W. Tennessee Ave.  
Lakewood, Colorado 80226

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942  
Attorney for the Personal Representative  
Danneil Law, P.C.  
2373 Central Park Blvd., Suite 100  
Denver, CO 80238  
Phone Number: 303-803-1055  
E-mail: amy@danneillawpc.com  
First Publication: December 19, 2025  
Second Publication: December 26, 2025  
Third Publication: January 2, 2026  
Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2025PR031431**

**In the Matter of the Estate of**

**Maria Ania Savage a/k/a Maria A. Savage a/k/a Ania Savage, 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 April 5, 2026, or the claims may be forever barred.

Michael R. Savage  
Personal Representative  
1030 Wisconsin NW  
Washington, D.C. 20007

Jeffrey D. Cohen, Esq., C.P.A. Reg. #34081  
Attorney for the Personal Representative  
Frascona, Joiner, Goodman & Greenstein, P.C.  
4750 Table Mesa Drive  
Boulder, CO 80305-5541  
Email: jeffcohen@frascona.com  
Tel: (303) 539-9211  
Fax: (303) 494-6309  
First Publication: December 5, 2025  
Second Publication: December 12, 2025  
Third Publication: December 19, 2025  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No. 2025-000483 To Whom It May Concern: On 9/23/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ALLYSON J MARIANI 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: AMERIHOME MORTGAGE COMPANY, LLC Date of Deed of Trust (DOT): 6/15/2018 Recorded Date of DOT: 6/18/2018 Reception No. of DOT: 2018074806 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$320,320.00 Outstanding Principal Amount as of the date hereof: \$284,017.38 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 1100 N LOGAN ST APT 8, DENVER, CO 80203-2479

**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 January 22, 2026, Online at <https://www.denver.realeforeclose.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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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-25-1024573-JH

EXHIBIT A

CONDOMINIUM UNIT 8, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 3, CANTERBURY TALES CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP, RECORDED FEBRUARY 27, 1998 AT RECEPTION NO. 9800029352 IN RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATIONS FOR CANTERBURY TALES CONDOMINIUMS, RECORDED ON FEBRUARY 27, 1998 AT RECEPTION NO. 9800029353 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 19, 1998 AT RECEPTION NO. 9800041752, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000518 To Whom It May Concern: On 10/14/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MOSES BERKOWITZ and JESSICA MINNEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BETTER MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 7/08/2019 Recorded Date of DOT: 7/09/2019 Reception No. of DOT: 2019088343 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$415,000.00 Outstanding Principal Amount as of the date hereof: \$377,624.37 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 29 AND 30, BLOCK 3, MIDDLEFIELD SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1318 XAVIER STREET, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 12, 2026, 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: 12/19/2025 Last Publication: 1/16/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/25/2025 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 #: CO24056

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000520 To Whom It May Concern: On 10/17/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: AMANDA MOOTZ and DANIEL MOOTZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: UNITED WHOLESALE MORTGAGE, LLC Date of Deed of Trust (DOT): 6/20/2024 Recorded Date of DOT: 6/21/2024 Reception No. of DOT: 2024057396 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$353,479.00 Outstanding Principal Amount as of the date hereof: \$350,396.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 7755 E QUINCY AVE #T56, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 12, 2026, 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: 12/19/2025 Last Publication: 1/16/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/25/2025 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-25-1025465-JH

Exhibit A

CONDOMINIUM UNIT NO. 56, BUILDING T-7, WHISPERING PINES OF DENVER, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON AUGUST 10, 1978, IN BOOK 1722, AT PAGE 674, AND THE CONDOMINIUM MAP RECORDED ON AUGUST 10, 1978, IN BOOK 7, AT PAGE 78, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

**Denver Probate Court**

**Case No. 2025PR031448**

**In the Matter of the Estate of**

**Margaret Sawyer Gorsuch a/k/a Margaret Amelia Gorsuch a/k/a Margaret D. Gorsuch a/k/a Margaret S. Gorsuch a/k/a Peggy Gorsuch, 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 April 19, 2026, or the claims may be forever barred.

Patrick Dolan Sawyer  
Personal Representative  
17389 E Caley Pl.  
Aurora, CO 80016

Jeffrey D. Cohen, Esq., C.P.A. Reg. #34081  
Attorney for the Personal Representative  
Frascona, Joiner, Goodman & Greenstein, P.C.  
4750 Table Mesa Drive  
Boulder, CO 80305-5541  
Email: [jeffcohen@frascona.com](mailto:jeffcohen@frascona.com)  
Tel: (303) 539-9211  
Fax: (303) 494-6309  
First Publication: December 19, 2025  
Second Publication: December 26, 2025  
Third Publication: January 2, 2026  
Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2025PR31199**

**In the Matter of the Estate of**

**KRIS MARTYN SLIGER a/k/a Kris Martin Sliger, Kris M. Sliger and Kris Sliger, 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 April 19, 2026, or the claims may be forever barred.

Natalia Sliger  
Personal Representative  
c/o Charles A. Miller  
Miller & Urtz, LLC  
4500 E. Cherry Creek S. Dr. Suite 1080  
Denver, CO 80246

CHARLES A. MILLER, Esq. Atty. Reg. #: 5841

Attorney for the Personal Representative  
Miller & Urtz, LLC  
4500 E. Cherry Creek S. Drive, Suite 1080  
Denver, CO 80246  
Phone Number: 303.861.1200  
FAX Number: 303.830.0115  
E-mail: [cam@millerurtz.com](mailto:cam@millerurtz.com)  
First Publication: December 19, 2025  
Second Publication: December 26, 2025  
Third Publication: January 2, 2026  
Published: Intermountain Jewish News

#### Amended Summons

##### A. District Court

Colorado County: Jefferson  
Mailing Address: 100 Jefferson County Pkwy., Golden, CO 80401

##### B. Parties to the Case

Petitioner: Zawadi Omari  
&  
Respondent: Rulenge Malu

##### C. Filed by

Name: Zawadi Omari  
Mailing Address: 5520 W. 79th Ave., Unit 8, Arvada, CO 80003  
Phone: 720-355-2632  
Email: [zawadiomari398@gmail.com](mailto:zawadiomari398@gmail.com)

##### D. Case Details

Number: 25DR464

Division: Q

**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 1015- Response to the Petition*.

b) Forms and resources are found online at [\[www.coloradojudicial.gov\]](http://www.coloradojudicial.gov)

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: [\[www.jbits.courts.state.co.us/efiling\]](http://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) Include the filing fee (\$146). 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* sell, transfer, assign, borrow against, hide, or get rid of any marital property without permission of the other party or the court. You may use your income for your usual business expenses and life necessities.

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

c) Do *not* take the children out of the state without permission from the Court or the other party.

d) 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 change insurance coverage if you have written permission from the other parent or party or a court order and 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 case's outcome. 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 direct this process is C.R.S. §14-10-124(1.5)

So Summoned

By:

Dated: 7-17-25

First Date of Publication: December 12, 2025

Last Date of Publication: January 9, 2026

Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000503 To Whom It May Concern: On 10/02/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ROBERTA LOUISE CAMACHO and LOUIS GENE CAMACHO Original Beneficiary: WORLD SAVINGS BANK, FSB Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 9/11/2002 Recorded Date of DOT: 9/16/2022

Reception No. of DOT: 2002162048 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$50,000.00 Outstanding Principal Amount as of the date hereof: \$32,994.19 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 21, BLOCK 3, CENTRAL SUBDIVISION, AS AN ADDITION TO THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3623 NAVAJO STREET, DENVER, CO 80211  
**NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1025168-JH

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000471 To Whom It May Concern: On 9/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUCIA CHARLESTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 11/07/2018 Recorded Date of DOT: 11/14/2018 Reception No. of DOT: 2018147029 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$463,500.00 Outstanding Principal Amount as of the date hereof: \$203,502.39 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 OCCUPY THE PROPERTY AS MORTGAGOR'S PRIMARY RESIDENCE AS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 2, BLOCK 4, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 25, PAGE 79, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4912 SCRANTON STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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-25-1022450-JH

#### PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 25C01428

Division: Civil, Courtroom: 186

Public Notice is given on December 8, 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 EHSANULLAH RASIKH be changed to AHSANULLAH RASIKH.

First Publication: December 12, 2025

Second Publication: December 19, 2025

Third Publication: December 26, 2025

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 25C01367**

**Division: Civil, Courtroom: 175**

Public Notice is given on December 5, 2025 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of KARA

ALEXIS MCKIERNAN be changed to KARA ALEXIS RUETH LOVE.

First Publication: December 12, 2025

Second Publication: December 19, 2025

Third Publication: December 26, 2025

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case Number: 2024PR31400**

**In the Matter of the Estate of**

**PATRICIA S. KREKEL (AKA PATRICIA SUE KREKEL, PETRICIA KREKEL), 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 April 5, 2026, or the claims may be forever barred.

Diana Blin

Personal Representative

c/o Hold Fast Legal LLC

1999 Broadway Ste 730

Denver CO 80202

John A.M. Ferguson Jr. #52363

Attorney for the Personal Representative

Hold Fast Legal LLC

Attorneys for Diana Blin

1999 Broadway Ste 730

Denver, CO 80202

303-285-1080

[john.ferguson@holdfastlegal.com](mailto:john.ferguson@holdfastlegal.com)

First Publication: December 5, 2025

Second Publication: December 12, 2025

Third Publication: December 19, 2025

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000505 To Whom It May Concern: On 10/07/2025 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: AMIRA JOHNSON and RANGARIRAYI MUVAVARIRWA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST NATIONAL FINANCING INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 10/14/2022 Recorded Date of DOT: 10/18/2022 Reception No.of DOT: 2022131853 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$715,000.00 Outstanding Principal Amount as of the date hereof: \$700,847.22 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 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 3157 ZUNI ST, DENVER, CO 80211

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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-25-1020176-LL

Exhibit A

PORTIONS OF LOTS C AND D, RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, HIGHLAND PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT C, THENCE SOUTH ALONG THE WEST LINES OF SAID LOTS, A DISTANCE OF 31.33 FEET; THENCE EAST, BY AN INTERIOR ANGLE TO THE RIGHT OF 89 DEGREES 41 MINUTES 50 SECONDS, A DISTANCE OF 46.19; THENCE NORTH, BY AN INTERIOR ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 16 SECONDS, A DISTANCE OF 31.33 FEET TO THE NORTH LINE OF SAID LOT C; THENCE WEST, BY AN INTERIOR ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 46.03 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000510 To Whom It May Concern: On 10/09/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MITZI A. FRESQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NBANK, N.A., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-CB5 Date of Deed of Trust (DOT): 4/25/2003 Recorded Date of DOT: 4/30/2003 Reception No.of DOT: 2003080310 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$143,371.00 Outstanding Principal Amount as of the date hereof: \$90,509.40 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 1/2 OF LOT 45, AND ALL OF LOTS 46, 47 AND 48, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 4, EAST BERKLEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2720 WEST 49TH AVENUE, 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 February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: 22-028748

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000507 To Whom It May Concern: On 10/08/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHELLE WILKINSON and RUSSEL L. WILKINSON Original Beneficiary: BELLCO CREDIT UNION Current Holder of Evidence of Debt: BELLCO CREDIT UNION Date of Deed of Trust (DOT): 8/18/2018 Recorded Date of DOT: 8/27/2018 Reception No.of DOT: 2018108288 DOT Recorded in

Denver County. Original Principal Amount of Evidence of Debt: \$239,000.00 Outstanding Principal Amount as of the date hereof: \$204,337.14 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: LOT 11 AND THE SOUTH 20 1/2 FEET OF LOT 12, EXCEPT THE REAR 6 FEET OF SAID LOTS, BLOCK 306, CAPITOL AVENUE SUBDIVISION, THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1005 GARFIELD 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 February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: 25-035654

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000515 To Whom It May Concern: On 10/09/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NATASHA CRAYTON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 1/24/2020 Recorded Date of DOT: 1/27/2020 Reception No. of DOT: 2020011395 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$310,337.00 Outstanding Principal Amount as of the date hereof: \$258,164.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 10, BLOCK 9, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4994 ENID WAY, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: 00000010609386

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000513 To Whom It May Concern: On 10/09/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

to be recorded in Denver County. Original Grantor: KATHERINE M. K. NESTE and KIRK M. NESTE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PLAZA HOME MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 1/14/2013 Recorded Date of DOT: 1/22/2013 Reception No. of DOT: 2013009252 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$360,000.00 Outstanding Principal Amount as of the date hereof: \$254,279.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 201, STEELBRIDGE LOFTS CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP RECORDED NOVEMBER 8, 2001 AT RECEPTION NO. 2001190193 AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STEELBRIDGE LOFTS CONDOMINIUM RECORDED NOVEMBER 8, 2001 AT RECEPTION NO. 200190192 OF THE RECORDS OF THE CLERK AND RECORDER, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LCE PARKING SPACE(S) 3 AND 67 AND LCE STORAGE UNIT 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1449 WYNKOOP STREET #201, DENVER, CO 80202

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: CO25593

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000514 To Whom It May Concern: On 10/09/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LEONARDO VASQUEZ HERNANDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 11/30/2017 Recorded Date of DOT: 12/01/2017 Reception No. of DOT: 2017157272 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$265,109.00 Outstanding Principal Amount as of the date hereof: \$228,587.06 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 7, BLOCK 2, GREEN VALLEY RANCH FILING NO. 58, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4579 ARGONNE STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: 24-032377

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000506 To Whom It May Concern: On 10/07/2025 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: JODY M. RINDT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/17/2022 Recorded Date of DOT: 3/22/2022 Reception No. of DOT: 2022038398 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$324,786.00 Outstanding Principal Amount as of the date hereof: \$302,072.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 1, QUINCY PARK, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JULY 10, 1984, UNDER RECEPTION NO. 86772 AND AS CORRECTED BY AN INSTRUMENT RECORDED JULY 27, 1984, IN BOOK 4223, AT PAGE 567, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR QUINCY PARK, A CONDOMINIUM, RECORDED ON JULY 10, 1984, IN BOOK 3144, AT PAGE 489, AS AMENDED, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7420 E QUINCY AVENUE #101, DENVER, CO 80237  
**NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: CO25567

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000511 To Whom It May Concern: On 10/09/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARK L. KEITHLY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PROVIDENT FUNDING ASSOCIATES, L.P., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CITIGROUP MORTGAGE LOAN TRUST 2022-A Date of Deed of Trust (DOT): 2/08/2008 Recorded Date of DOT: 3/04/2008 Reception No. of DOT: 2008028936 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$231,000.00 Outstanding Principal Amount as of the date hereof: \$197,192.10 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE 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 17, BLOCK 54, UNIVERSITY HILLS NO. 3, FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3271 S GRAPE STREET, DENVER, CO 80222

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: CO24397

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000508 To Whom It May Concern: On 10/08/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DIEGO ISAAC GUERRERO ESPINOSA and DENISSE ADRIANA FLORES Original Beneficiary: ENT CREDIT UNION Current Holder of Evidence of Debt: ENT CREDIT UNION Date of Deed of Trust (DOT): 12/03/2021 Recorded Date of DOT: 12/10/2021 Reception No. of DOT: 2021226127 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$471,306.00 Outstanding Principal Amount as of the date hereof: \$443,977.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 2, BLOCK 10, GREEN VALLEY RANCH FILING NO. 31, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4839 LIVERPOOL ST, 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 February 5, 2026, 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: 12/12/2025 Last Publication: 1/09/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/18/2025 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 #: 25-035863

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

**District Court, Douglas County**

**Case Number: 2025PR30420, Division: C**

**In the Matter of the Estate of**

**CORBIN CHRISTOPHER YOUNG, Deceased.**

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

Ryan Talmage  
Personal Representative  
c/o Hold Fast Legal LLC  
1999 Broadway Ste 730  
Denver CO 80202

John A.M. Ferguson Jr. #52363  
Attorney for the Personal Representative  
Hold Fast Legal LLC  
1999 Broadway Ste 730  
Denver, CO 80202  
303-285-1080  
[john.ferguson@holdfastlegal.com](mailto:john.ferguson@holdfastlegal.com)  
First Publication: December 5, 2025  
Second Publication: December 12, 2025  
Third Publication: December 19, 2025

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2025PR031314**

**In the Matter of the Estate of Lee Levy, 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 April 8, 2026, or the claims may be forever barred.

Mark Moore

Personal Representative

4100 E. Mississippi Ave., 17th Floor

Denver, CO 80246

JAY H. CHAPMAN, Esq. Atty. Reg. #: 00645

Attorney for the Personal Representative

Chapman & Roth, LLC

1355 S. Colorado Blvd., Suite 600

Denver, CO 80222

Phone Number: 303-759-4004

FAX Number: 303-757-0231

E-mail: [jay@chapmanroth.com](mailto:jay@chapmanroth.com)

First Publication: December 5, 2025

Second Publication: December 12, 2025

Third Publication: December 19, 2025

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000466 To Whom It May Concern: On 9/15/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RICKY KERNS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUST ADMINISTRATOR AND AS INDENTURE TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 Date of Deed of Trust (DOT): 5/26/2017 Recorded Date of DOT: 5/31/2017 Reception No. of DOT: 2017071063 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$140,000.00 Outstanding Principal Amount as of the date hereof: \$120,243.51 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2880 S LOCUST ST #S303, DENVER, COLORADO 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 January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1022225-JH

**EXHIBIT A**

CONDOMINIUM UNIT NO. 303, BUILDING 1, THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1, RECORDED ON FEBRUARY 22, 1980 IN BOOK 2110 AT PAGE 76, AND THE FIRST SUPPLEMENT TO DECLARATION OR COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1, RECORDED ON FEBRUARY 22, 1980 IN BOOK 2110 AT PAGE 118, AS AMENDED BY AMENDMENT RECORDED ON SEPTEMBER 15, 1980 IN BOOK 2229 AT PAGE 165, AND MAP OF THE PLAZA

DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1, RECORDED ON FEBRUARY 22, 1980, UNDER RECEPTION NO. 063415, CITY AND COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF STORAGE LOCKER NO. 71, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000468 To Whom It May Concern: On 9/18/2025 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: ANTHONY JAMES RENCH Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ALL WESTERN MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 8/03/2023 Recorded Date of DOT: 8/03/2023 Reception No. of DOT: 2023072629 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$599,925.00 Outstanding Principal Amount as of the date hereof: \$590,229.71 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE PROPERTY IS ALL OF THE PROPERTY ENCUMBERED BY SAID DEED OF TRUST AND IS DESCRIBED AS: UNIT NO. 201, THE ARBORY, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 5, 2023, AT RECEPTION NO. 2023062525, AND THE DECLARATION OF CONDOMINIUM FOR THE ARBORY, RECORDED ON JULY 5, 2023, AT RECEPTION NO. 2023062526, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME. Which has the address of 1601 PARK AVENUE UNIT 201, DENVER, CO 80218

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 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 #: CO25010

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000469 To Whom It May Concern: On 9/18/2025 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: BEATRICE C VIGIL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION Current Holder of Evidence of Debt: NATIONSTAR MORTGAGE LLC Date of Deed of Trust (DOT): 5/25/2007 Recorded Date of DOT: 6/15/2007 Reception No. of DOT: 2007092731 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,000.00 Outstanding Principal Amount as of the date hereof: \$122,039.56 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 19, BLOCK 3, FAIRMONT, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 313 ELATI STREET, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 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 #: 00000010583722

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000447 To Whom It May Concern: On 9/15/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: N&L INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: VONTIVE, INC. Current Holder of Evidence of Debt: PACIFIC RBLF FUNDING TRUST Date of Deed of Trust (DOT): 11/01/2023 Recorded Date of DOT: 11/02/2023 Reception No. of DOT: 2023105993 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$430,000.00 Outstanding Principal Amount as of the date hereof: \$430,000.00 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED AS LEGAL OWNER OF AN EVIDENCE OF DEBT, DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO PAY MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE DEED OF TRUST AND NOTE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE REAR 35 FEET OF LOTS 1, 2 3 AND 4, BLOCK 3, ALKIRE BROTHERS ADDITION TO BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 228 W. 1ST AVENUE, 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 January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 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: TAHERZADEH, PLLC Denver Registration #: 34002 JEREMIAH B HAYES, 15851 N DALLAS PARKWAY, SUITE 410, ADDISON, TX 75001 Phone #: (469) 729-6800 Fax #: (469) 828-2772 Attorney File #: 228 W. 1ST AVENUE

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000470 To Whom It May Concern: On 9/18/2025 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: CHRISTINA STEELE Original Beneficiary: WELLS FARGO BANK, N.A. Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 6/08/2021 Recorded Date of DOT: 6/14/2021 Reception No. of DOT: 2021111487 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$140,000.00 Outstanding Principal Amount as of the date hereof: \$130,070.16 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 108, BUILDING NO. C, BRANDY CHASE AT EASTMOOR PARK, IN ACCORDANCE WITH THE DECLARATION RECORDED ON MARCH 28, 1979 IN BOOK 1878 AT PAGE 367 AND CONDOMINIUM MAP RECORDED ON MARCH 28, 1979 IN MAP BOOK 11 AT PAGE 20 AND SUPPLEMENT RECORDED AUGUST 13, 1979 IN BOOK 13 AT PAGE 14 OF THE DENVER COUNTY RECORDS, CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 4400 S QUEBEC ST, APT C108, DENVER, CO 80237-2611

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 January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 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 #: 00000010559813

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000473 To Whom It May Concern: On 9/18/2025 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: JEANETTE PLANEGGER and KEVIN PLANEGGER Original Beneficiary: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Current Holder of Evidence of Debt: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Date of Deed of Trust (DOT): 3/01/2019 Recorded Date of DOT: 3/07/2019 Reception No. of DOT: 2019027383 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$235,000.00 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 MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 28 AND 29, BLOCK 4, BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 3090 WEST 41ST AVENUE, 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 January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 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: MILLER & LAW, P.C. Denver Registration #: 35960 JENNIFER D DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3090 WEST 41ST AVENUE

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000461 To Whom It May Concern: On 9/12/2025 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: SANDRA L BELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 3/20/2024 Recorded Date of DOT: 4/03/2024 Reception No. of DOT: 2024026873 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$592,500.00 Outstanding Principal Amount as of the date hereof: \$152,339.15 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR TO PAY

HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 32. BLOCK 8, MONTBELLO NO. 13. CITY AND COUNTY OF DENVER. STATE OF COLORADO. Which has the address of 12591 HICKMAN 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 January 15, 2026, 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: 11/21/2025 Last Publication: 12/19/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 10/28/2025 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 #: 25-035622

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2024-000417 To Whom It May Concern: On 9/19/2025 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: CARMELLA M. ROSE Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GREEN TREE SERVICING 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): 11/20/2013 Recorded Date of DOT: 11/26/2013 Reception No.of DOT: 2013170527 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$78,990.00 Outstanding Principal Amount as of the date hereof: \$29,724.47 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 13, BLOCK 5, MONTBELLO NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5034 SCRANTON COURT, DENVER, COLORADO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-998980-LL

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000494 To Whom It May Concern: On 9/29/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: YURY DESIDERIO YASSIR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR KIND LENDING, LLC,, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: AMERIHOME MORTGAGE COMPANY, LLC Date of Deed of Trust (DOT): 7/10/2024 Recorded Date of DOT: 7/12/2024 Reception No.of DOT: 2024064295 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,581.00 Outstanding Principal Amount as of the date hereof: \$508,248.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE

BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7, BLOCK 12, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5552 CRYSTAL WAY, DENVER, CO 80239-3706

**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 January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1024990-JH

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000499 To Whom It May Concern: On 10/01/2025 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: MARGERY W. FERGUSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 6/26/2022 Recorded Date of DOT: 7/08/2022 Reception No. of DOT: 2022091956 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,110,000.00 Outstanding Principal Amount as of the date hereof: \$688,802.28 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY TAX AND INSURANCE PAYMENTS UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 12, BLOCK 8, PINE VALLEY ESTATES FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4702 S WABASH ST, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-25-1023972-JH

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000502 To Whom It May Concern: On 10/01/2025 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 HANSON and STEPHANIE BALDYGA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC Current Holder of Evidence of Debt: ONSLOW BAY FINANCIAL LLC Date of Deed of Trust (DOT): 10/21/2020 Recorded Date of DOT: 10/22/2020 Reception No. of DOT: 2020174549 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,940.00 Outstanding Principal Amount as of the date

hereof: \$215,204.39 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 7, BLOCK 5, GREEN VALLEY RANCH FILING NO. 63, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 18648 E. 54TH AVE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010592657

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000478 To Whom It May Concern: On 9/19/2025 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: NASHIRA MONZON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 10/07/2020 Recorded Date of DOT: 10/08/2020 Reception No. of DOT: 2020166208 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$368,207.00 Outstanding Principal Amount as of the date hereof: \$332,446.05 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 1, BLOCK 4, GREEN VALLEY RANCH FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4380 LISBON COURT, DENVER, CO 80249-6961

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 January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 23-029609

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000482 To Whom It May Concern: On 9/23/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: TYWANNA JONES and FRANK JONES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICA'S

WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HARBORVIEW MORTGAGE LOAN TRUST 2004-9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-9 Date of Deed of Trust (DOT): 8/26/2004 Recorded Date of DOT: 9/20/2004 Reception No. of DOT: 2004195165 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$313,000.00 Outstanding Principal Amount as of the date hereof: \$217,939.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 27, BLOCK 3, GREEN VALLEY RANCH FILING NO. 33, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 19104 E 39TH AVE, DENVER, CO 80249 **NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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-25-1024070-JH

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000476 To Whom It May Concern: On 9/19/2025 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: RENEE PROSSER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/25/2022 Recorded Date of DOT: 4/27/2022 Reception No. of DOT: 2022057227 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$510,581.00 Outstanding Principal Amount as of the date hereof: \$377,313.79 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1, BLOCK 5, GREEN VALLEY RANCH FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4396 NETHERLAND STREET, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 24-032979

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000488 To Whom It May Concern: On 9/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ASIA RAE THOMAS, ALEXANDER LEON THOMAS and YVONNE MEDINA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 5/26/2022 Recorded Date of DOT: 5/27/2022 Reception No. of DOT: 2022072200 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$441,849.00 Outstanding Principal Amount as of the date hereof: \$423,055.26 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO 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 3, GUNNISON HEIGHTS FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1680 W MEXICO 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 January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 25-035735

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000493 To Whom It May Concern: On 9/29/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SALVADOR VALDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 4/01/2016 Recorded Date of DOT: 4/04/2016 Reception No. of DOT: 2016042032 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,290.00 Outstanding Principal Amount as of the date hereof: \$208,585.77 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 15, BLOCK 6, MONTBELLO NO. 38, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5283 ELKHART STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893

AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155

Fax #: 303-274-0159 Attorney File #: CO25487

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000481 To Whom It May Concern: On 9/23/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MASSANDRA HARBOR GEORGE OWNER, LLC Original Beneficiary: THOROFARE ASSET BASED LENDING REIT FUND V, LLC Current Holder of Evidence of Debt: THOROFARE REIT V CNB, LLC Date of Deed of Trust (DOT): 6/02/2022 Recorded Date of DOT: 6/03/2022 Reception No. of DOT: 2022074829 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$18,660,000.00 Outstanding Principal Amount as of the date hereof: \$10,773,876.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS OF PRINCIPLE AND INTEREST REQUIRE 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 820 16TH STREET, DENVER, COLORADO 80202 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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: HOLLAND & HART Denver Registration #: 42254 KEVIN C MCADAM, 555 17TH STREET, SUITE 3200, DENVER, CO 80202 Phone #: (303) 473-2860 Attorney File #: 820 16TH STREET  
LEGAL DESCRIPTION

**PARCEL 1**

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 130, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 2**

EASEMENT RIGHTS BENEFICIAL TO PARCEL 1 AS SET FORTH AND MORE FULLY DESCRIBED IN THE PARTY WALL AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 1, 1999, UNDER RECEPTION NO. 9900154598, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ASSESSOR PARCEL NO. 02345-31-022-000 STREET ADDRESS: 820 16TH STREET, DENVER, COLORADO 80202

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000492 To Whom It May Concern: On 9/25/2025 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: ANDREA BERTOLTT Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 4/24/2023 Recorded Date of DOT: 4/25/2023 Reception No. of DOT: 2023037485 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$490,943.00 Outstanding Principal Amount as of the date hereof: \$475,224.49 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 12, GREEN VALLEY RANCH FILING NO. 56, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5559 GIBRALTAR ST, 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 January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 25-035681

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000490 To Whom It May Concern: On 9/24/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: COD TRUST Original Beneficiary: CAPITAL FUND I, LLC ISAOA Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC Date of Deed of Trust (DOT): 3/06/2025 Recorded Date of DOT: 3/11/2025 Reception No. of DOT: 2025021265 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$144,000.00 Outstanding Principal Amount as of the date hereof: \$144,000.00 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: CONDOMINIUM UNIT 304, BUILDING 7395, WHISPERING PINES WEST, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION,, RECORDED ON NOVEMBER 6, 1978 IN BOOK 1785 AT PAGE 2 AND AMENDED JANUARY 30, 1979 IN BOOK 1849 AT PAGE 179, AND,, THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979 IN BOOK C10 AT PAGE 1 OF THE CITY AND COUNTY OF DENVER RECORDS,,, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7395 E QUINCY AVE APT 304, DENVER, CO 80237

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 25CO00462-1

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000475 To Whom It May Concern: On 9/19/2025 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: SAMANTHA GUTIERREZ and JOHNATHON LUNAS Original Beneficiary: BELLCO CREDIT UNION Current Holder of Evidence of Debt: BELLCO CREDIT UNION Date of Deed of Trust (DOT): 4/12/2024 Recorded Date of DOT: 4/18/2024 Reception No. of DOT: 2024034745 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$60,000.00 Outstanding Principal Amount as of the date hereof: \$60,084.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 14, BLOCK 9, MAR-LEE MANOR NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1674 SOUTH WINONA COURT, DENVER, CO 80219

**NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, Online at <https://www.denver.realtorclose.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.realtorclose.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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 25-035591

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000491 To Whom It May Concern: On 9/25/2025 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: HUGO PINEDO and FERNANDO LEVITH IBARRA JR Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 4/05/2022 Recorded Date of DOT: 4/07/2022 Reception No. of DOT: 2022046643 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,290.00 Outstanding Principal Amount as of the date hereof: \$245,440.55 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT NO. 40-M, BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, IN ACCORDANCE WITH AND SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BROOKS TOWERS RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON MAY 23, 1995 AT RECEPTION NO. 9500059593 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED MAY 23, 1995 AT RECEPTION NO. 9500059592, AND ANY AND ALL AMENDMENTS THERETO, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1020 15TH ST APARTMENT 40M, DENVER, CO 80202

**NOTICE OF SALE** The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of January 22, 2026, Online at <https://www.denver.realtorclose.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.realtorclose.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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: CO25474

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 25C01383, Courtroom: 175**

Public Notice is given on December 5, 2025 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of NICOLE BIRGITTE KENDALL be changed to COCO BIRGITTE TABRIZI.

First Publication: December 12, 2025

Second Publication: December 19, 2025

Third Publication: December 26, 2025

Published: Intermountain Jewish News

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

**District Court, Boulder County**

**Case Number: 2025PR30683**

**In the Matter of the Estate of**

**Michael G. Mayer, a/k/a Michael Mayer, a/k/a Mike Mayer, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Boulder County, Colorado on or before April 12, 2026, or the claims may be forever barred.

KIMBERLY ERICKSON

Personal Representative

6407 W. 82nd Drive

Arvada, CO 80007

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: December 12, 2025

Second Publication: December 19, 2025

Third Publication: December 26, 2025

Published: Intermountain Jewish News

**NOTICE OF SHERIFF'S SALE**

**Sheriff's Sale No. 25007735**

District COURT, Denver COUNTY, COLORADO

1437 Bannock St., Rm 256, Denver, Colorado 80202

Court Phone: 303-606-2300

Case No.: 2013CV30014

Div.: 203

Plaintiffs: Active Collection Agency, Inc..

v.

Defendants: Helen Kelly

**TO WHOM IT MAY CONCERN:** This Notice is given with regard to the following described Judgment and Writ of Execution:

Judgment Creditors: Active Collection Agency, Inc.

Judgment Debtor: Helen Kelly

Date of issuance of Writ of Execution: August 15, 2025

Date Judgment Entered: 3/26/2013

Date Judgment Revived: 8/21/2019

Original Principal Balance: \$24,295.62

Outstanding Principal Balance: \$24,295.62

Recording Dates of Judgment: 06/12/2013; 09/13/2019; 05/30/2023

County of Recording: Denver

Judgment Recording Information: 2013085259; 2019124258; 2023048370

**PLEASE BE ADVISED** that on August 15, 2025, a Writ of Execution was issued from the District Court for the County of Denver directing the Sheriff of the County of Denver, State of Colorado, to levy upon and seize the **full interest** in property owned by Judgment Debtor Helen Kelly. The Sheriff of Denver County did levy upon and seize the full interest in the following described real property in the County of Denver, State of Colorado:

Condominium Unit 206, Building 6, Woodside Village II, in accordance with the Declaration recorded October 28, 1983, in Book 2941 at Page 369, and any and all supplements and amendments thereto, and Condominium Map recorded November 15, 1983, in Book 25 at Page 52, of the City and County of Denver, Colorado records, and any and all supplements and amendments thereto, together with the exclusive right to use the following limited common elements: Garage Space No. NA. City and County of Denver, State of Colorado.

Also known as 8225 Fairmount Dr., Unit 206, Denver, Colorado 80247-1128 (Assessor Schedule No. 0616110086086).

YOU MAY HAVE AN INTEREST IN THE PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE THE AMOUNTS DUE TO THE HOLDER OF THE JUDGMENT. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, ARE **ATTACHED HERETO**. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

The name, address and telephone number of the attorneys representing the holder of the judgment are:

Joseph A. Murr, Esq., Reg. No. 14427

Murr Siler Eckels Delaney, PC

1999 Broadway, Suite 3100

Denver, Colorado 80202

(303)534-2277

**NOTICE OF SHERIFF'S SALE**

**PLEASE TAKE NOTICE** that by virtue of a *Writ of Execution* issued by the District Court for the County of Denver in Case No. 2013CV30014, directing and commanding me to make the sum of Fifty Nine Thousand Eight Hundred Fourteen and 60/100ths Dollars (**\$59,814.60**), plus additional interest, attorneys' fees, and costs, the amount of a certain Judgment obtained against Judgment Debtor Helen Kelly, and in favor of Judgment Creditor, Active Collection Agency, Inc., from any property of Judgment Debtor Helen Kelly legally subject to levy.

I have levied upon the **full interest** in the following real property to satisfy the Judgment in the aforementioned action:

Condominium Unit 206, Building 6, Woodside Village II, in accordance with the Declaration recorded October 28, 1983, in Book 2941 at Page 369, and any and all supplements and amendments thereto, and Condominium Map recorded November 15, 1983, in Book 25 at Page 52, of the City and County of Denver, Colorado records, and any and all supplements and amendments thereto, together with the exclusive right to use the following limited common elements: Garage Space No. NA. City and County of Denver, State of Colorado.

Also known as: 8225 Fairmount Dr., Unit 206, Denver, Colorado 80247-1128 (Assessor Schedule No. 0616110086086)

**THEREFORE**, According to said command, I shall expose said real property for sale, at Public Auction, to the highest and best bidder, on January 27th, 2026 at 10:00a.m., on the front steps of the City and County Building at City and County Building located at 1437 Bannock St., Denver, CO 80202, in the County of Denver, State of Colorado.

**\*\*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. \*\***

Elias Diggins, Sheriff Denver COUNTY, COLORADO

By: Deputy Sheriff Sergeant R. Line

Attorneys for Plaintiffs

Joseph A. Murr, Atty. Reg. No. 14427

Murr Siler Eckels Delaney, PC

1999 Broadway, Suite 3100

Denver, Colorado 80202

Phone: 303-534-2277; Fax: 303-534-1313

Email: [jmurr@msed.law](mailto:jmurr@msed.law)

DATE OF FIRST PUBLICATION: December 5, 2025

DATE OF LAST PUBLICATION: January 2, 2026

Published in the *Intermountain Jewish News*

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 25C01326**

**Division: Civil, Courtroom: 170**

Public Notice is given on 11/24/25 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 HALLIE ANN HOFFMAN be changed to HALLELUJAH ANN HOFFMAN.

First Publication: December 5, 2025

Second Publication: December 12, 2025

Third Publication: December 19, 2025

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case Number: 2025PR31259**

**In the Matter of the Estate of**

**GARDNER EDWARD SULLIVAN, aka GARDNER E. SULLIVAN and GARDNER SULLIVAN, 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 April 12, 2026, or the claims may be forever barred.

MARGARET MCCLUNG

Personal Representative

c/o Kristofer M. Simms and

Hannah J. Wurl

Caplan and Ernest LLC

3107 Iris Avenue, Suite 100

Boulder, CO 80301

KRISTOFER M. SIMMS, #33044

HANNAH J. WURLS, #52526

Attorneys for the Personal Representative

CAPLAN & ERNEST LLC

3107 Iris Avenue, Ste. 100

Boulder, CO 80301

Phone Number: (303) 443-8010

E-mail: [ksimms@celaw.com](mailto:ksimms@celaw.com); [hwurl@celaw.com](mailto:hwurl@celaw.com)

First Publication: December 12, 2025

Second Publication: December 19, 2025

Third Publication: December 26, 2025

Published: Intermountain Jewish News

**JDF1012-Summons**

CASE NUMBER: 2025DR30973

**A. District Court**

Colorado County: Adams

Mailing Address: 1100 Judicial Center Drive, Brighton, CO 80601

**B. Parties to the Case**

Petitioner: ANTONIETA RODRIGUEZ ALVAREZ

&

Respondent: ARTHUR RODRIGUEZ

**C. Filed by**

Name: Nick Avila, attorney for Petitioner, #33848

Mailing Address: 3031 West 38th Avenue

City: Denver St: CO Zip: 80211

Phone: 303-458-1981

Email: nickavila1@msn.com

**D. Case Details**

**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 1015 - Response to the Petition*.

b) Forms and resources are found online at [www.coloradojudicial.gov]

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) Include the filing fee (\$146).

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* sell, transfer, assign, borrow against, hide, or get rid of any marital property without permission of the other party or the court. You may use your income for your usual business expenses and life necessities.

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

c) Do *not* take the children out of the state without permission from the Court or the other party.

d) Do *not* stop paying, cancel, or make any changes to health, homeowners, 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 change insurance coverage if you have written permission from the other parent or party or a court order and 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 case's outcome.

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(3.5).

**So Summoned**

By: Nick Avila, Petitioner's Attorney\*

Dated: September 17, 2025

**JDF 1302-Order About Alternate Service**

CASE NUMBER: 2025DR30973

**A. District Court**

Colorado County: Adams

Mailing Address: 1100 Judicial Center Drive, Brighton, CO 80601

**B. Parties to the Case**

Petitioner: ANTONIETA RODRIGUEZ ALVAREZ

&

Respondent: ARTHUR RODRIGUEZ

(*or Co-petitioner – referred to as the Respondent in this form*)

**C. Case Details**

Number: 25DR30973

**1. Background**

The Court has reviewed the Petitioner's request for service by: Publication

**Findings**

The court finds:

The Petitioner has used due diligence to have the Respondent personally served and has not succeeded.

**Orders**

**Service by Publication.** The Petitioner must publish a notice in the local newspaper in this county (or other publication specified by the court) once a week for 5 weeks in a row.

**So Ordered**

By: Judge

Dated: October 10, 2025

First Publication: November 28th, 2025

Last Publication: December 26th, 2025

Published In: The Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000495 To Whom It May Concern: On 9/30/2025 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DENVER TEMPLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ROB DENVER, LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Current Holder of Evidence of Debt: FAIRBRIDGE STRATEGIC CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY Date of Deed of Trust (DOT): 1/12/2023 Recorded Date of DOT: 1/13/2023 Reception No. of DOT: 2023003142 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,100,000.00 Outstanding Principal Amount as of the date hereof: \$9,103,818.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, GRANTOR'S FAILURE TO PAY THE FULL AMOUNT OF THE INDEBTEDNESS UPON THE MATURITY DATE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE NORTH 1/2 OF LOT 10, BLOCK 35, H.C. BROWN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1770 SHERMAN STREET, 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 January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: SENN VISCIANO CANGES PC Denver Registration #: 46821 JEREMY ROTHSTEIN ESQ, 1700 LINCOLN STREET, SUITE 2100, DENVER, CO 80203 Phone #: (303) 298-1122 Attorney File #: 1770 SHERMAN STREET

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000472 To Whom It May Concern: On 9/19/2025 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: SOLEDAD PAZOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/18/2022 Recorded Date of DOT: 2/22/2022 Reception No. of DOT: 2022024613 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$194,000.00 Outstanding Principal Amount as of the date hereof: \$183,453.07 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: CONDOMINIUM UNIT E, BUILDING NO. 11, PARK MONACO, SUBJECT TO THE DECLARATION RECORDED JUNE, 25, 1973, IN BOOK 718, PAGE 493, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1165 S ONEIDA ST, E, 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 January 22, 2026, 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: 11/28/2025 Last Publication: 12/26/2025 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/04/2025 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 #: 25-035714

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2025-000498 To Whom It May Concern: On 10/01/2025 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: SAMI IBRAHIM Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 6/30/2017 Recorded Date of DOT: 7/21/2017 Reception No. of DOT: 2017095277 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$226,000.00 Outstanding Principal Amount as of the date hereof: \$173,515.49 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 100 PARK AVE W APT 1608, DENVER, CO 80205-3244

**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 January 29, 2026, 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: 12/05/2025 Last Publication: 1/02/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 11/12/2025 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00287-1

**Exhibit A**

SITUATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS: UNIT NO. 1608, PARK 100 CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 13, 2006, AT RECEPTION NO. 2006112282, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARK 100 CONDOMINIUMS RECORDED ON JULY 13, 2006, AT RECEPTION NO. 2006112281, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER COLORADO, AS AMENDED FROM TIME TO TIME, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2006146927, OF THE DENVER COUNTY, COLORADO RECORDS.

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2025CV031194

DIVISION NO. 215

**NOTICE OF SHERIFF'S SALE**

Plaintiff, The Parkfield Master Owners Association, Inc.

v.

Defendants, MARIA G. HERNANDEZ; MARTIN HERNANDEZ et al

Regarding: Lot 19, Block 3, Parkfield Filing No. 9, County of Denver, State of Colorado

Also known as: 15627 E 51st Dr, Denver, CO 80239

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 8th day of January, 2026, at the front steps of the Denver City and County Bldg. , located at 1437 Bannock Street, Denver CO 80202; phone number 720-865-8703. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and 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 TIME OF SALE. \*\***

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.**

**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated August 25, 2025, and C.R.S. 38-38-101 et seq., by The Parkfield Master Owners Association, Inc., the current holder of a lien recorded on November 14, 2023 at Rec. No.

2023109329, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under Master Declaration of Covenants, Conditions and Restrictions for Parkfield Residential recorded on May 26, 1998 at Reception No. 9800078624 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of The Parkfield Master Owners Association, Inc., **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

DATED in Colorado this 30th day of September, 2025.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

ATTORNEY FOR THE PLAINTIFF:

ORTEN CAVANAGH HOLMES & HUNT, LLC

1445 Market Street, Suite 350

Denver, CO 80202

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