

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000148 To Whom It May Concern: On 3/10/2026 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: DIMITRIUS LLC, A COLORADO LIMITED COMPANY Original Beneficiary: PARIS HOTEL BUILDING INC, A COLORADO CORPORATION Current Holder of Evidence of Debt: PARIS HOTEL BUILDING INC., A COLORADO CORPORATION Date of Deed of Trust (DOT): 12/04/2020 Recorded Date of DOT: 12/04/2020 Reception No.of DOT: 2020203876 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$322,500.00 Outstanding Principal Amount as of the date hereof: \$352,209.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, 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: UNIT 2195, PARIS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JUNE 30, 2006 UNDER RECEPTION NO. 2006103029 AND AMENDED BY MAP RECORDED SEPTEMBER 8, 2020 UNDER RECEPTION NO. 2020142988 IN THE 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 DECLARATION RECORDED ON JUNE 30, 2006, UNDER RECEPTION NO. 2006103028 AND SUPPLEMENT RECORDED SEPTEMBER 8, 2020 UNDER RECEPTION NO. 2020142988 IN THE RECORDS OF THE CLERK AND RECORDER, OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2195 ARAPAHOE STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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: CARVER LAW, LLC Denver Registration #: 25672 JOHN D CARVER, 600 SEVENTEENTH STREET, SUITE #2800 SOUTH, DENVER, CO 80228 Phone #: 7209328510 Attorney File #: 11685

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000140 To Whom It May Concern: On 3/06/2026 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: KHUI SHING HA, THANG HUNG MANG and THANG AWI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BAY EQUITY LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELENE FINANCE, LP Date of Deed of Trust (DOT): 5/27/2021 Recorded Date of DOT: 5/28/2021 Reception No.of DOT: 2021101132 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$399,000.00 Outstanding Principal Amount as of the date hereof: \$370,852.13 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7, BLOCK 5, GREEN VALLEY RANCH FILING NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 20840 E 40TH AVENUE, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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.

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: CO25789

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

**Case No. 26C00612; Division: Civil,  
Courtroom: 100**

Public Notice is given on 5/18/26 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of MELAINE BUSTILLOS be changed to MELANIE ABILENE BUSTILLOS.

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

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

**Case No. 26C00612; Division: Civil,  
Courtroom: 100**

Public Notice is given on 5/18/26 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of HECTOR BUSTILLOS be changed to HECTOR BUSTILLOS JR.

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

County Court, Denver, County, Colorado

1437 Bannock Street, Room 135

Denver, Colorado 80202, 720-865-7840

**In the Matter of the Petition of:**

Parent/Petitioner: NORMA ERIKA ALMEIDA PONCE DE LEON

Minor Child: BRANDON SORIA

to Change the Child's Name to: BRANDON ANGEL ALMEIDA PONCE DE LEON

Attorney or Party Without Attorney (Name and Address):

NORMA ERIKA ALEIDA PONCE DE LEON

**NOTICE TO NON-CUSTODIAL PARENT BY PUBLICATION**

**Case Number: 26C00527, Courtroom: 186**

Notice to: GUIDO A. SORIA OBANDO, non-custodial parent.

Notice is given that a hearing is scheduled as follows:

Date: June 12, 2026

Time: 10:45 a.m.

Location: 1437 Bannock St., Courtroom 186, Denver, Co 80202.

for the purpose of requesting a change of name for BRANDON SORIA

At this hearing the Court may enter an order changing the name of the minor child.

**To support or voice objection to the proposed name change, you must appear at the hearing.**

Date: May 12, 2026.

NORMA ERIKA ALMEIDA PONCE DELON

5524 Eagle St, Denver CO 80226

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000176**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 25, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): LAURA R BLAINEY

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT. COM, LLC

Current Holder of Evidence of Debt: LOANDEPOT.COM, LLC

Date of Deed of Trust: November 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 22, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022143467\*\*

Originals (print version) available for a fee; contact (303) 861-2234

Original Principal Amount: \$441,110.00

Outstanding Principal Balance: \$437,447.88

Pursuant to CRS §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.**

**LOT 4, KIPLING RESIDENTIAL, FILING NO. 1, COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4568 S KIPLING CIRCLE, DENVER, CO 80123.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/25/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KATE M LEASON #41025

IDEA LAW GROUP, LLC 4100 E. MISSISSIPPI AVE., STE. 420, DENVER, CO 80246 877-3532

Attorney File # 48262593

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### **PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000156 To Whom It May Concern: On 3/11/2026 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: MARIO CARDENAS and MARIA GUADALUPE PINON FAVELA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE, FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC Date of Deed of Trust (DOT): 6/26/2017 Recorded Date of DOT: 7/05/2017 Reception No. of DOT: 2017087547 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$203,250.00 Outstanding Principal Amount as of the date hereof: \$167,420.19 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 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 11, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4950 EAGLE 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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER

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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 #: 25CO00777-1

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000139 To Whom It May Concern: On 3/06/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BARD LEE SCHARLEMANN JR AKA BARD LEE SCHARLEMANN and ALEXANDRA C KLOS AKA ALEXANDRA COLLEEN KLOS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CALIBER HOME LOANS, INC. Current Holder of Evidence of Debt: NEWREZ LLC Date of Deed of Trust (DOT): 9/16/2019 Recorded Date of DOT: 9/25/2019 Reception No. of DOT: 2019132345 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$345,950.00 Outstanding Principal Amount as of the date hereof: \$387,658.84 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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 31, BLOCK 2, PERL-MACK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1164 S BEACH CT, DENVER, CO 80219-4212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 00000010743052

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000151 To Whom It May Concern: On 3/10/2026 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: DONNA SHOCKS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 8/05/2022 Recorded Date of DOT: 8/08/2022 Reception No. of DOT: 2022103962 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$454,500.00 Outstanding Principal Amount as of the date hereof: \$434,614.82 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED 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. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, BLOCK 4, GREEN VALLEY RANCH FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4582 BISCAV 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 July 9, 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

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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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 51621 GREG J WOJT, 925 E 4TH ST., WATERLOO, IA 50703 Phone #: (319) 243-2530 Fax #: (319) 232-6341 Attorney File #: CO260022

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000144 To Whom It May Concern: On 3/09/2026 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: FRANCISCO MANUEL MARTINEZ BORRAS and JHON FRANCO NOHRA BORRAS 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): 6/13/2024 Recorded Date of DOT: 6/18/2024 Reception No.of DOT: 2024056675 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$431,650.00 Outstanding Principal Amount as of the date hereof: \$426,591.60 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED 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 SOUTH 1/2 OF LOT 13, BLOCK 15, SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2425 W COLLEGE AVE, 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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 26-037067

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000162 To Whom It May Concern: On 3/19/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CHARLES MCGEE Original Beneficiary: CANVAS CREDIT UNION Current Holder of Evidence of Debt: CANVAS CREDIT UNION Date of Deed of Trust (DOT): 2/22/2021 Recorded Date of DOT: 3/01/2021 Reception No.of DOT: 2021037751 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$233,000.00 Outstanding Principal Amount as of the date hereof: \$210,630.80 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7406 EAST PRINCETON AVENUE, DENVER, CO 80237

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 16, 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.

Originals (print version) available for a fee; contact (303) 861-2234

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: 5/22/2026 Last Publication: 6/19/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/28/2026 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 #: 26-037081

#### LEGAL DESCRIPTION

CONDOMINIUM UNIT NUMBER 7406, BUILDING T-6, WHISPERING PINES WEST CONDOMINIUMS, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 6, 1978, IN BOOK 1785 AT PAGE 2, AND ACCORDING TO THE CONDOMINIUM MAP RECORDED JANUARY 23, 1979 IN BOOK C10 AT PAGE 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000142 To Whom It May Concern: On 3/06/2026 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: SEAN COLLINGS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/24/2019 Recorded Date of DOT: 7/25/2019 Reception No. of DOT: 2019096569 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,381.00 Outstanding Principal Amount as of the date hereof: \$223,065.63 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 3, BLOCK 3, MOUAT'S ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4684 YORK STREET, DENVER, CO 80216

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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 22-026799

#### COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2026-000166

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 20, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JASON P DOOLEY AND ARIANNE K DOOLEY

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR M&T MORTGAGE CORPORATION

Current Holder of Evidence of Debt: METROPOLITAN LIFE INSURANCE COMPANY

Date of Deed of Trust: November 10, 2005

County of Recording: Denver

Recording Date of Deed of Trust: November 25, 2005

Recording Information (Reception No. and/or Book/Page No.): 2005201397

Original Principal Amount: \$176,000.00

Outstanding Principal Balance: \$157,182.40

Originals (print version) available for a fee; contact (303) 861-2234

Pursuant to CRS §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.**

**LOT 10, BLOCK 13, SUNSET TERRACE NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4331 EAST UTAH PLACE, DENVER, CO 80222.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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.

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/20/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

CARLY IMBROGNO #59553

BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107 Attorney File # 00000010719961

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

**Case No. 26C00503; Division: Civil,  
Courtroom: 186**

Public Notice is given on May 9th, 2026 that a Petition for a Change of Name of an Adult has been filed with the **DENVER** Court.

The Petition requests that the name of XIAOQING HUANG be changed to ETHAN HUANG.

First Publication: June 12, 2026

Second Publication: June 19, 2026

Third Publication: June 26, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000174**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 25, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): FELIPE SAENZ

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHWEST FUNDING, LP., ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: June 14, 2024

County of Recording: Denver

Recording Date of Deed of Trust: June 18, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024056269

Original Principal Amount: \$407,483.00

Outstanding Principal Balance: \$402,104.97

Pursuant to CRS §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.**

Originals (print version) available for a fee; contact (303) 861-2234

**LOT 9, BLOCK 4, SHERIDAN TERRACE - FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**Purported common address: 472 S XAVIER STREET, DENVER, CO 80219.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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.

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/25/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 25-035296

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

**Denver Probate Court**

**Case No. 2026PR030060, Division: 3**

**In the Matter of the Estate of**

**Carol Kay Olson, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado on or before October 5, 2026, or the claims may be forever barred.

Kirsten Ziuchkovski

Personal Representative

c/o Hackstaff Snow Atkinson & Griess, LLC

5105 DTC Pkwy, Suite 312

Greenwood Village, CO 80111

JOHN T. SNOW, Esq. #34957

TORIE L. HUDDLESTON, Esq. #58540

Attorneys for the Personal Representative

Hackstaff Snow Atkinson & Griess, LLC

5105 DTC Parkway, Ste. 312

Greenwood Village, CO80111

Phone Number: 303.534.4317

FAX Number: 303.534.4309

First Publication: June 5, 2026

Second Publication: June 12, 2026

Third Publication: June 19, 2026

Published: Intermountain Jewish News

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

**District Court, Adams County**

**Case No. 2026PR30175, Division: T1**

**Estate of CHARLES LEE ELLIOTT a/k/a CHARLES L. ELLIOTT a/k/a CHUCK ELLIOTT, 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 August 22, 2026 or the claims may be forever barred.

DEBORAH LEE MONAHON

Personal Representative

c/o Aubrey J. Peluso

1305 Krameria St., #h-118

Denver, Colorado 80220

AUBREY J. PELUSO, Esq. Atty. Reg. #: 47898

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Attorney for the Personal Representative  
Ideal Law, LLC  
1305 Krameria St., H-118  
Denver, CO 80220  
Phone Number: (720) 310-6654  
E-mail: [aubrey@myideallaw.com](mailto:aubrey@myideallaw.com)  
First Publication: June 5, 2026  
Second Publication: June 12, 2026  
Third Publication: June 19, 2026  
Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000135 To Whom It May Concern: On 3/06/2026 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: KARI MUGAVERO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 9/04/2020 Recorded Date of DOT: 9/15/2020 Reception No.of DOT: 2020148871 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$877,500.00 Outstanding Principal Amount as of the date hereof: \$374,101.09 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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 111 S MONROE ST UNIT B102, DENVER, CO 80209 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 26-037088

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF DENVER, AND IS DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT 102, LE JARDIN CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON NOVEMBER 4, 1999 AT RECEPTION NO. 9900191418, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LE JARDIN CONDOMINIUMS, RECORDED ON NOVEMBER 4, 1999, AT RECEPTION NO. 9900191417, IN SAID RECORDS. TOGETHER WITH THE EXECUTIVE USE OF PARKING SPACE(S) NO(S) 8 AND STORAGE SPACE(S) NO(S) 8, AS DESIGNATED ON THE RECORDED CONDOMINIUM MAP AS A LIMITED COMMON ELEMENT, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LE JARDIN CONDOMINIUMS.

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

Denver Probate Court  
Case No. 2026PR30544  
In the Matter of the Estate of  
NATHAN ODERBERG, Deceased

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court, Denver, Colorado, on or before October 12, 2026, or said claims may be forever barred.

Bonnee Shafner Oderberg  
Personal Representative  
6675 E. Nevada Pl.  
Denver, CO 80224

MARK A. IDELBERG, Atty. Reg. #14474  
Attorney for Personal Representative  
BISLaw, LLC  
600 S. Cherry St., Suite 1125  
Denver, CO 80246  
Phone Number: (303) 771-9233  
E-mail: mark@bislaw.net  
First Publication: June 12, 2026  
Second Publication: June 19, 2026  
Third Publication: June 26, 2026  
Published: Intermountain Jewish News

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000146 To Whom It May Concern: On 3/10/2026 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: TRISH YOUNG Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC. DBA: RETIREMENT FUNDING SOLUTIONS, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 12/31/2018 Recorded Date of DOT: 1/02/2019 Reception No. of DOT: 2019000346 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$263,250.00 Outstanding Principal Amount as of the date hereof: \$92,817.90 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 715 S ALTON WAY UNIT 7A, DENVER, CO 80247

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 26-037129

#### LEGAL DESCRIPTION

##### Parcel I

An undivided 1/192nd interest in and to said Block 13, Windsor Gardens East, Filing No. 2 subject to easements of record.

##### Parcel II

All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 7-A (for convenient reference numbered as Unit No. 2059), in Building No. 28 now or hereafter constructed in said block, said building located substantially as shown on the area plat plan thereof, filed of record in the office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 22nd day of July, 1969 in Condominium Plat Book 1 at Page 91.

##### Parcel III

Originals (print version) available for a fee; contact (303) 861-2234

An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located.

1. The exclusive right to use and occupy Parking Stall No. 140 in Parking Lot No. P-9 of said block located substantially as shown on the area plat plan referred to above.
2. The exclusive right to use balconies, air-conditioners or other appliances, which project beyond the space or area above described and contiguous thereto.
3. A right of way, in common with others, for ingress and egress to and from the property above described.
4. The right to use stairs, halls; passage ways and other common areas in the apartment building described in Parcel II above in common with other owners of such building, including their agents, servants, employees and invitees.
5. The right to use common areas in said block in common with other owners of space or areas in apartment buildings now or hereafter constructed in said block except the use of the common areas located in buildings other than that described in Parcel II above, including their agents, servants, employees and invitees. City and County of Denver, State of Colorado.

DISTRICT COURT, DENVER COUNTY  
COLORADO

Court Address: 1437 Bannock Street, Room 256, Denver, CO 80202

**Plaintiff(s):**

M&T Bank

v.

**Defendant(s):**

John D Rosemeier; Secretary of Housing and Urban Development; HomeOptions, Inc.; City and County of Denver;  
Paul D Lopez, solely in his capacity as the Public Trustee of Denver County, Colorado

**SUMMONS BY PUBLICATION**

Case No.: 2026CV030004

Div.: 409

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE NAMED DEFENDANT(S): John D Rosemeier

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court. If you fail to file your answer or other response to the complaint in writing 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action to quiet the title of the Plaintiff in and to the real property situate in Denver County, Colorado, more particularly described as:

THE SOUTH 18.75 FEET OF LOT 8, AND THE NORTH 1/2 OF LOT 9, BLOCK 8, HUMPHREY'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
AS CORRECTED BY AFFIDAVIT RE: SCRIVENER'S ERROR RECORDED JULY 20, 2015 AT RECEPTION NO. 2015099246

And more commonly known as 4224 Quivas Street, Denver, CO 80211.

A Decree of Foreclosure is also part of the relief sought.

Dated: May 18, 2026

Attorneys for Plaintiff:

Randall S. Miller & Associates, P.C.-CO

Scott D Toebben, Atty. Reg. No. 19011

Aricyn Dall, Atty. Reg. No. 51467

216 16th Street, Suite 1210

Denver, CO 80202

Phone: 720-259-6710

Facsimile: 720-379-1375

Email: [stoebben@rsmalaw.com](mailto:stoebben@rsmalaw.com)

[adall@rsmalaw.com](mailto:adall@rsmalaw.com)

First Publication: May 22, 2025

Last Publication: June 19, 2025

Published in the **Intermountain Jewish News**

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000181**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 27, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): PATRICK R. HENSON

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES

Date of Deed of Trust: August 24, 2020

County of Recording: Denver

Recording Date of Deed of Trust: August 25, 2020

Originals (print version) available for a fee; contact (303) 861-2234

Recording Information (Reception No. and/or Book/Page No.): 2020133814

Original Principal Amount: \$460,653.00

Outstanding Principal Balance: \$414,045.51

Pursuant to CRS §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.**

**LOT 13, BLOCK 82, HARVEY PARK ADDITION - FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**Purported common address: 2680 S PERRY ST, DENVER, CO 80219.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/27/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KATE M LEASON #41025

IDEA LAW GROUP, LLC 4100 E. MISSISSIPPI AVE., STE. 420, DENVER, CO 80246 877-3532

Attorney File # 48244431

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**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>
2013 DODGE AVENGER	510881
1999 LEXUS RX 300	012120
2011 NISSAN XTERRA	517136
2005 KIA SPECTRA	106184
2005 JEEP GRAND CHEROKEE	527836
2002 MERCEDES-BENZ ML320	336837
2002 FORD WINDSTAR	B17082
1992 GMC SAFARI	511329
2005 CHEVROLET MALIBU	123403
2017 CHEVROLET SONIC	108067
2001 NISSAN XTERRA	542428
2005 SATURN ION	157971
2016 JEEP GRAND CHEROKEE	410211
2009 LEXUS IS250	093340
2016 CARRY ON TRAILER	002438
2002 INFINITI I35	030657
2007 SATURN ION	183254
2003 TOYOTA COROLLA	111591
2016 SUBARU IMPREZA	258571
2009 NISSAN FRONTIER	425143
2008 HONDA ACCORD	023202
2013 MAZDA MAZDA3	787212

Originals (print version) available for a fee; contact (303) 861-2234

2014 FORD EXPLORER	A61840	
2011 CHEVROLET SUBURBAN		212080
2000 FORD F350	A72277	
2016 HYUNDAI ELANTRA	530056	
2010 HYUNDAI ACCENT	507456	
1999 PONTIAC GRAND AM	734027	
2001 AUDI A6	141773	
2004 NISSAN 350Z	102046	
2005 MERCEDES-BENZ C-CLASS		703159
2016 KIA FORTE	471041	
2016 CARGO TRAILER	043333	
2008 DODGE CALIBER	726406	
2010 SUBARU IMPREZA	510767	
2015 DODGE DART	320247	
2001 FORD F250	D68643	
2011 HONDA CR-V	065005	
2003 FORD MUSTANG	442769	
2002 LEXUS RX300	291623	
2003 HONDA CR-V	107875	
2006 CHRYSLER TOWN AND COUNTRY		844843
2000 FORD E350	B04135	
2012 CHEVROLET CRUZE	285362	
2008 PONTIAC GRAND PRIX	109740	
2008 NISSAN MAXIMA	804474	
2002 HYUNDAI SONATA	701720	
2007 DODGE DURANGO	581584	
1999 HONDA ACCORD	059039	
2002 DODGE DAKOTA	545398	
2007 KIA SORENTO	677722	
1999 FORD EXPLORER	B11925	
2008 TOYOTA CAMRY	788411	
2001 INFINITI QX4	212000	
2010 SUBARU LEGACY	220077	
2003 HONDA PILOT	586504	
2011 BMW 135I	M25235	
2013 CHEVROLET CRUZE	233980	
2007 HYUNDAI TUCSON	494065	
2003 NISSAN MAXIMA	408967	
2015 JEEP PATRIOT	401988	
2005 VOLKSWAGEN TOUAREG		006354

Date of Publication: June 12, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000194**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 3, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JOCELYN L JAVERNICK

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR LIMETREE LENDING, INC. ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST JPMMT 2021-11

Date of Deed of Trust: April 05, 2021

County of Recording: Denver

Recording Date of Deed of Trust: April 28, 2021

Recording Information (Reception No. and/or Book/Page No.):2021081203

Original Principal Amount: \$663,900.00

Outstanding Principal Balance: \$644,837.21

Pursuant to CRS §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.**

**LOTS 15 AND 16, EXCEPT THE REAR 7 FEET OF SAID LOTS, BLOCK 24, DOWNINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1736 LOCUST STREET, DENVER, CO 80220.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

Originals (print version) available for a fee; contact (303) 861-2234

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/03/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1050103-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2016 Nissan Rogue	644792
2015 Dodge Charger	778271
2015 Dodge Ram 1500	641709

Date of Publication: June 12, 2026

Published: Intermountain Jewish News

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

**Case No. 26C00459; Courtroom: 186**

Public Notice is given on 4/27/26 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 SHARISSA DOLORES GUZMAN be changed to sharissa dolores white.

First Publication: June 12, 2026

Second Publication: June 19, 2026

Third Publication: June 26, 2026

Published: Intermountain Jewish News

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

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

YEAR/MAKE/MODEL	VIN #
1999 HONDA CR-V	024407
2008 JEEP GRAND CHEROKEE	229241
2001 HYUNDAI SANTA FE	118599
2000 DODGE DURANGO	248718

Date of Publication: June 12, 2026

Published: Intermountain Jewish News

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

**District Court, Jefferson County**

**Case No. 2026PR030752, Division: 11**

**In the Matter of the Estate of**

**Mary Ann Doyle, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Jefferson, County, Colorado on or before October 17, 2026, or the claims may be forever barred.

Theresa A. Luci

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Personal Representative  
c/o Hackstaff Snow Atkinson & Griess, LLC  
5105 DTC Pkwy, Suite 312  
Greenwood Village, CO 80111  
JOHN T. SNOW, Esq. #34957  
TORIE L. HUDDLESTON, Esq. #58540  
Attorneys for the Personal Representative  
Hackstaff Snow Atkinson & Griess, LLC  
5105 DTC Parkway, Ste. 312  
Greenwood Village, CO80111  
Phone Number: 303.534.4317  
FAX Number: 303.534.4309  
First Publication: June 12, 2026  
Second Publication: June 19, 2026  
Third Publication: June 26, 2026  
Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000198**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On April 6, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): NICHOLAS CORAM  
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC  
Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC  
Date of Deed of Trust: May 04, 2020  
County of Recording: Denver

Recording Date of Deed of Trust: May 06, 2020  
Recording Information (Reception No. and/or Book/PageNo.):2020061990  
Original Principal Amount: \$197,125.00  
Outstanding Principal Balance: \$177,126.63

Pursuant to CRS §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.**

**UNIT R307, CIRCA WEST CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED NOVEMBER 7, 2019 AS RECEPTION NO. 2019156108 AND ACCORDING AND SUBJECT TO THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 7, 2019 AS RECEPTION NO. 2019156109, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**Purported common address: 1495 VRAIN ST UNIT 307, DENVER, CO 80204.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/06/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: CARLY IMBROGNO #59553

BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107

Attorney File # 00000010774669

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**NOTICE OF SALE**

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be bonded for a certificate of title by **Firo's Auto House**, Inc., 3411 W. Colfax Ave., Denver, CO 80204.

Phone: (303) 534-1358

**YEAR/MAKE/MODEL/TYPER/COLOR VIN**

**2005 DODGE SPRINTER VAN WHITE 797768**

Date of Publication: June 12, 2026

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2026PR30232**

**In the Matter of the Estate of**

**ALAN J. LIPNER, A/K/A ALAN LIPNER, 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, Denver, Colorado, on or before October 12, 2026, or said claims may be forever barred.

Nira Lipner

Personal Representative

322 Adams St.

Denver, CO 80206

MARK A. IDELBERG, Atty. Reg. #14474

Attorney for Personal Representative

BISLaw, LLC

600 S. Cherry St., Suite 1125

Denver, CO 80246

Phone Number: (303) 771-9233

E-mail: mark@bislaw.net

First Publication: June 12, 2026

Second Publication: June 19, 2026

Third Publication: June 26, 2026

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case Number: 2026PR30090**

**Court of Appeals Case No. 2026 CA 843**

**In the Matter of the Estate of**

**La Nell Crownhart a/k/a La Nell G Crownhart, La Nell Gertrude Crownhart, Lanell Crownhart, Lanell G Crownhart and Lanell Gertrude Crownhart, 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 October 10, 2026, or the claims may be forever barred.

James Rhone

Personal Representative

c/o Kurt E. Walberg, P.C.

1471 Stuart Street

Denver, CO 80204

First Publication: June 5, 2026

Second Publication: June 12, 2026

Third Publication: June 19, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000201**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 6, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ANDREW KREIENSIECK

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Date of Deed of Trust: October 14, 2020

County of Recording: Denver

Recording Date of Deed of Trust: October 23, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020175078

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Original Principal Amount: \$332,832.00

Outstanding Principal Balance: \$271,638.96

Pursuant to CRS §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.**

**Exhibit A**

**CONDOMINIUM UNIT 421, NEUSTETERS BUILDING, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION FOR NEUSTETERS BUILDING RECORDED APRIL 16, 1993 UNDER RECEPTION NO. 0048820 AND THE CONDOMINIUM MAP RECORDED APRIL 15, 1993 UNDER RECEPTION NO. 0048821, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING COMMON ELEMENTS: PARKING SPACE 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 720 16TH ST. APT 421, DENVER, CO 80202-3238.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/06/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1049254-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

**Case No. 26C00555; Division: Civil,**

**Courtroom: 186**

Public Notice is given on 5/15/26 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 ERICA PAIGE SPITZ be changed to ERICA PAIGE MARYMAN.

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

#### **Notice of Sale**

**2003 Honda VT Shadow Motorcycle (Purple)**

**Last 6 of Vin# 700405**

**1971 Chevy Monte Carlo (White)**

**Last 6 Vin# 205670**

**2015 Buick Verano (Blue)**

**Last 6 Vin# 112888**

**RMA TOWING**

**929 W. 10TH ST.**

**PUEBLO, CO. 81003**

**(719) 251-6662**

Date of Publication: June 12, 2026

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000191**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On April 3, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JESSICA CISNEROS

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR MORRISON HOME FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION

Date of Deed of Trust: September 19, 2023

County of Recording: Denver

Recording Date of Deed of Trust: September 19, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023089905

Original Principal Amount: \$406,643.00

Outstanding Principal Balance: \$394,661.21

Pursuant to CRS §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.**

**Exhibit "A"**

**THAT CERTAIN PORTION OF LOT 5, BLOCK 10, HIGH POINT SUBDIVISION FILING NO. 3, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PER PLAT RECORDED MARCH 12, 2020 AT RECEPTION NO. 2020036314 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 5, BLOCK 10; THENCE ALONG THE WESTERLY LINE OF SAID LOT 5, BLOCK 10, NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST, 76.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST, 20.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 70.00 FEET TO THE EASTERLY LINE OF LOT 5, BLOCK 10; THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK 10, SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, 20.00 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 70.00 FEET TO THE WESTERLY LINE OF LOT 5, BLOCK 10, TO THE POINT OF BEGINNING.**

**Purported common address: 6530 N DANUBE ST, DENVER, CO 80249.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 07/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/03/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893

HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155

Attorney File # CO26728

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**  
**Case No. 26C00623; Courtroom: 186**

Public Notice is given on 5/29/26 that a Petition for a Change of Name of an Adult has been filed with the **Denver County Court**.

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

The Petition requests that the name of NICOLE  
CHRISTINE MILLER be changed to INDIGO ÉLODIE SAINT-CLAIRE.  
First Publication: June 12, 2026  
Second Publication: June 19, 2026  
Third Publication: June 26, 2026  
Published: Intermountain Jewish News

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

Year/Make/Model	Vin #
2015 frieghtliner cascada white	fL7773
2000 honda accord gold	032241
2013 ford focus red	221522

**Bear Enterprise Towing**

**PUC: T-03984**

**Phone: 720-276-9412**

Date of Publication: June 12, 2026

Published: Intermountain Jewish News

**NOTICE OF SALE**

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be bonded for a certificate of title by **Safaa Saad Kadhim Jewad**, 1331 N. Foote Ave., Colorado Springs, CO 80909.

Phone: (719) 304-9697

YEAR/MAKE/MODEL/TYPER/COLOR	VIN
<b>2019 KAWASAKI EX400 MC GREY</b>	<b>A21987</b>

Date of Publication: June 12, 2026

Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000150 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN MCCLOSKEY Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S.BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 10/18/2018 Recorded Date of DOT: 10/24/2018 Reception No.of DOT: 2018138097 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$189,000.00 Outstanding Principal Amount as of the date hereof: \$164,093.58 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 715 S CLINTON ST 15B, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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-26-1036840-JH

PARCEL I:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL I:

AN UNDIVIDED 1/289TH INTEREST IN AND TO BLOCK 3, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 15-B, (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 211 ), IN BUILDING NO.

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17, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO.

PARCEL III:

AN UNDIVIDED 1/31 INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED.

TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 83 IN PARKING LOT NO. P-2 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.

(3) A RIGHT-OF-WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.

(4) THE RIGHT TO USE STAIRS, HALLS, PASSAGEWAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

(5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000157 To Whom It May Concern: On 3/12/2026 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: LIZBETH VALDEZ ROJAS and JAHDIEL MACHORRO LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/18/2023 Recorded Date of DOT: 9/20/2023 Reception No. of DOT: 2023089931 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$463,200.00 Outstanding Principal Amount as of the date hereof: \$454,725.40 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: LOT 16, BLOCK 1, MONTBELLO NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14781 RANDOLPH PL., DENVER, CO 80239

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

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 26-037068

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000154 To Whom It May Concern: On 3/11/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KENIA MARQUEZ and JESUS JOSE MARQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2006-FRE1 ASSEST-BACKED PASS-THROUGH CERTIFICATES Date of Deed of Trust (DOT): 4/24/2006 Recorded Date of DOT: 5/08/2006 Reception No. of DOT: 2006071038 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$176,000.00 Outstanding Principal Amount as of the date hereof: \$106,539.19 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

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COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 8, MAR-LEE MANOR, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 4/8/2019 AT RECEPTION NO. 2019041648 TO CORRECT LEGAL DESCRIPTION. Which has the address of 1852 S QUITMAN ST, DENVER, CO 80219

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 19-021255

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000161 To Whom It May Concern: On 3/19/2026 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: LAITH MAHMOUD ELAYYAN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC. Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 4/22/2021 Recorded Date of DOT: 4/27/2021 Reception No. of DOT: 2021079740 DOT Recorded in Denver County.

Original Principal Amount of Evidence of Debt: \$312,015.00 Outstanding Principal Amount as of the date hereof: \$285,054.65 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 804, THE MIDLAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JULY 12, 2005, AT RECEPTION NO. 2005115143, 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 MIDLAND CONDOMINIUMS DECLARATION RECORDED ON JULY 12, 2005, AT RECEPTION NO. 2005115142, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 444 17TH STREET UNIT 804, 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 July 16, 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: 5/22/2026 Last Publication: 6/19/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/28/2026 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 #: 00000010754992

#### PUBLIC NOTICE

Originals (print version) available for a fee; contact (303) 861-2234

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000159 To Whom It May Concern: On 3/17/2026 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: VENETTE MCKENZIES DURAN and ELIRIED ZAVALA HERNANDEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 7/05/2022 Recorded Date of DOT: 7/07/2022 Reception No.of DOT: 2022091176 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$518,950.00 Outstanding Principal Amount as of the date hereof: \$501,123.88 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 33, BLOCK 1, GATEWAY VILLAGE, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15005 E 50TH PL, DENVER, COLORADO 80239-4275

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 July 16, 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: 5/22/2026 Last Publication: 6/19/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/28/2026 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-26-1048535-JH

Denver Probate Court

County, Colorado Court Address:1437 Bannock Street, Room 230, Denver, Colorado 80202

In the Matter of the Estate of: FRANCES LEALI

**NOTICE OF HEARING WITHOUT APPEARANCE PURSUANT TO C.R.P.P. 24**

\*\*\*\*\* Attendance at this hearing is not required or expected. \*\*\*\*\*

Case Number: 2026PR30532, Division: 3

**To all interested persons:**

A hearing without appearance on Petition for Adjudication of Intestacy and Formal Appointment of Personal Representative (name of motion/petition and proposed order) is set at the following date, time, and location:

**Date:** July 17, 2026 (Select a future date no less than 14 days from service)

**Time:** 8:00 a.m.

**Address:** 1437 Bannock Street, Room 230, Denver, CO 80202

\*\*\*\*\* IMPORTANT NOTICE\*\*\*\*\*

Any interested person wishing to object to the requested action set forth in the attached motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website ([www.courts.state.co.us](http://www.courts.state.co.us)). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

I am acknowledging I am filling in the blanks and not changing anything else on the form.

**VERIFICATION**

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct. Executed on the

26 day of May, 2026,

(date) (month) (year)

at Denver, Colorado

(city or other location, and state OR country)

Christopher J. Conant

(printed name)

(Signature of Person Giving Notice or Attorney for Person Giving Notice)

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Fourth Publication: June 19, 2026

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Published: Intermountain Jewish News

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

**District Court, El Paso County  
Case No. 2026PR030399, Division: PR1  
In the Matter of the Estate of  
MARY A. RUTHER, 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 El Paso, County, Colorado, on or before 09/29/2026 or the claims may be forever barred.

ROBERT J. HERCHER  
Personal Representative  
2679 W. Main St. 300-718  
Littleton, CO 80120  
Phone Number: 303-257-1321  
E-mail: bob@rjhercher.com  
First Publication: May 29, 2026  
Second Publication: June 5, 2026  
Third Publication: June 12, 2026  
Published: Intermountain Jewish News

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000143 To Whom It May Concern: On 3/09/2026 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: MINNIE L WATSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC Date of Deed of Trust (DOT): 12/10/2021 Recorded Date of DOT: 1/03/2022 Reception No. of DOT: 2022000730 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$682,500.00 Outstanding Principal Amount as of the date hereof: \$335,479.17 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER, AND STATE OF COLORADO, TO WIT:  
LOTS 45 AND 46, BLOCK 26, OAKLAND, ACCORDING TO THE RECORDED PLAT THEREOF.

Which has the address of 3285 LOCUST STREET, DENVER, CO 80207

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 26-037127

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000145 To Whom It May Concern: On 3/10/2026 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: PAUL B. HENDERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC Date of Deed of Trust (DOT): 9/18/2017 Recorded Date of DOT: 9/22/2017 Reception No. of DOT: 2017125306 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$139,000.00

Originals (print version) available for a fee; contact (303) 861-2234

Outstanding Principal Amount as of the date hereof: \$125,712.07 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 LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1277 KRAMERIA ST, DENVER, CO 80220-2714

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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: CO26411

#### Exhibit A

A PORTION OF LOTS 37 AND 38, BLOCK 126, COLFAX TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 4.75 FEET OF LOT 38, BLOCK 126, COLFAX TERRACE; THENCE SOUTH ALONG THE WEST LOT LINES OF SAID LOTS 37 AND 38, BLOCK 126, COLFAX TERRACE, A DISTANCE OF 32.00 FEET; THENCE NORTH 89° 22' 53" EAST, A DISTANCE OF 66.75 FEET, TO A POINT ON A WEST FACING WALL OF A ONE STORY BRICK DUPLEX, KNOWN AS 1273 AND 1277 KRAMERIA STREET; THENCE NORTH 89° 36' 22" EAST, THROUGH THE CENTERLINE OF A PARTY WALL OF SAID DUPLEX, A DISTANCE OF 36.50 FEET; THENCE SOUTH 87° 49' 36" EAST, A DISTANCE OF 21.77 FEET TO A POINT ON THE EAST LOT LINES OF SAID LOT 37; THENCE NORTH ALONG THE EAST LOT LINES OF SAID LOTS 37 AND 38, A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 20.25 FEET OF LOT 38, BLOCK 126, COLFAX TERRACE; THENCE SOUTH 89° 56' 00" WEST ALONG THE SOUTH LINE OF THE NORTH 4.75 FEET OF LOT 38, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000163 To Whom It May Concern: On 3/20/2026 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: PEARL STREET PARTNERS, LP Original Beneficiary: MIDFIRST BANK Current Holder of Evidence of Debt: MIDFIRST BANK Date of Deed of Trust (DOT): 9/15/2022 Recorded Date of DOT: 9/16/2022 Reception No. of DOT: 2022121503 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,670,500.00 Outstanding Principal Amount as of the date hereof: \$1,619,583.95 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED ABOVE DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 17 AND 18, BLOCK 298, CLEMENTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING THEREFROM:

THE EASTERLY 2.00 FEET OF LOTS 17, 18, 19 & 20, EXCEPT THE SOUTHERLY 1.0 FOOT OF LOT 20, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 199 SQ. FT., +/-.

AS EVIDENCED IN THE PARTIAL RELEASE OF DEED OF TRUST RECORDED IN DENVER COUNTY ON JUNE 13, 2023 AT RECEPTION NO. 2023055501; PARTIAL RELEASE OF DEED OF TRUST RECORDED IN DENVER COUNTY ON JUNE 13, 2023 AT RECEPTION NO. 2023055502; PARTIAL RELEASE OF DEED OF TRUST RECORDED IN DENVER COUNTY ON JULY 5, 2023 AT RECEPTION NO. 2023062719; PARTIAL RELEASE OF DEED OF TRUST RECORDED IN DENVER COUNTY ON JULY 5, 2023 AT RECEPTION NO. 2023062720; PARTIAL RELEASE OF DEED OF TRUST RECORDED IN DENVER COUNTY ON NOVEMBER 8, 2023 AT RECEPTION NO. 2023107747; AND PARTIAL RELEASE OF DEED OF TRUST RECORDED IN DENVER COUNTY ON NOVEMBER 8, 2023 AT RECEPTION NO. 2023107748.

Which has the address of 1712 N. PEARL STREET, DENVER, COLORADO 80203

Originals (print version) available for a fee; contact (303) 861-2234

**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 July 16, 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: 5/22/2026 Last Publication: 6/19/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/28/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MARKUS WILLIAMS YOUNG & HUNSICKER LLC Denver Registration #: 37168 JENNIFER M SALISBURY, 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203 Phone #: (303) 830-0800 Attorney File #: 11341.507

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000186**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 1, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): NANNETTE L. ARCHULETA

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC

Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC Date of Deed of Trust: April 03, 2021

County of Recording: Denver

Recording Date of Deed of Trust: April 08, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021068812

Original Principal Amount: \$450,000.00

Outstanding Principal Balance: \$467,645.73

Pursuant to CRS §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.**

**LOT 13, BLOCK 6, CHAFFEE PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4410 QUIETO CT, DENVER, CO 80211-1561.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/01/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: CARLY IMBROGNO #59553

BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107

Attorney File # 00000010765717

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000189**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On April 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): BRENDA Y AERTS

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: BOKF, N.A. Date of Deed of Trust: January 11, 2021

County of Recording: Denver

Recording Date of Deed of Trust: January 15, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021008154\*\*

Original Principal Amount: \$447,000.00

Outstanding Principal Balance: \$449,713.87

Pursuant to CRS §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.**

**LOTS 7 AND 8, BLOCK 1, FINCH AND IVES ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4670 ALCOTT ST, DENVER, CO 80211.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/02/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KATE M LEASON #41025

IDEA LAW GROUP, LLC 4100 E. MISSISSIPPI AVE., STE. 420, DENVER, CO 80246 877-3532

Attorney File # 48262149

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000184**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On April 1, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): LOUISE M. QUINTANA LOPEZ

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: NEW AMERICAN FUNDING, LLC

Date of Deed of Trust: June 01, 2020

County of Recording: Denver

Recording Date of Deed of Trust: June 08, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020076789

Original Principal Amount: \$332,679.00

Outstanding Principal Balance: \$296,461.64

Originals (print version) available for a fee; contact (303) 861-2234

Pursuant to CRS §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.**

**LOT 20, BLOCK 2, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5020 S INDEPENDENCE CT, LITTLETON, CO 80123.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/01/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 22-028323

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### **COMBINED NOTICE - PUBLICATION**

##### **CRS §38-38-103 FORECLOSURE SALE NO. 2026-000185**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 1, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): FRANKIE RAY CORDOVA GARCIA AND CHELSEA MCLAURY

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: September 04, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 08, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025088551

Original Principal Amount: \$459,523.00

Outstanding Principal Balance: \$459,523.00

Pursuant to CRS §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.**

**LOT 7, BLOCK 1, GREEN VALLEY RANCH FILING NO. 50, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 20414 E 55TH PL, DENVER, CO 80249.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said

Originals (print version) available for a fee; contact (303) 861-2234

Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/01/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 26-037295

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000187**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 1, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): CHARLES E ROSS AND EVA M YOUNG

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2

Date of Deed of Trust: March 02, 2005

County of Recording: Denver

Recording Date of Deed of Trust: March 22, 2005

Recording Information (Reception No. and/or Book/Page No.): 2005048525

Original Principal Amount: \$229,500.00

Outstanding Principal Balance: \$130,996.94

Pursuant to CRS §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.**

**LOTS 9 AND 10, BLOCK 21, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 3360 AND 3366 KEARNEY STREET, DENVER, CO 80207.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/01/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: N APRIL WINECKI #34861

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Attorney File # 26-037230

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**  
**Case No. 26C00508; Courtroom: 100**

Public Notice is given on 4/20/2026 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver County** Court.

The Petition requests that the name of MATEO JOSE BRIONES be changed to MATEO JOSE LOPEZ BRIONES.

First Publication: June 12, 2026

Second Publication: June 19, 2026

Third Publication: June 26, 2026

Published: Intermountain Jewish News

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No. 2026-000141 To Whom It May Concern: On 3/10/2026 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: JORGE ANTONIO HERNANDEZ Original Beneficiary: FITZSIMONS FEDERAL CREDIT UNION Current Holder of Evidence of Debt: FITZSIMONS FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 10/03/2022 Recorded Date of DOT: 10/13/2022 Reception No.of DOT: 2022130606 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$221,887.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO MAKE PROMISSORY NOTE PAYMENTS 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 247, BLOCK 1, GRANVILLE SUBDIVISION FILING NO. 2, CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 1811 S. QUEBEC WAY, UNIT #247, DENVER, COLORADO 80231

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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: HARRY L SIMON P.C. Denver Registration #: 7942 HARRY L SIMON, 10200 EAST GIRARD AVENUE, BUILDNG B SUITE 120, DENVER, CO 80231 Phone #: 3037586601 Attorney File #: 1811 S. QUEBEC WAY, UNIT 247

**PUBLIC NOTICE**

**DENVER NOTICE OF SALE** Public Trustee Sale No. 2026-000160 To Whom It May Concern: On 3/19/2026 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: ANGEL JAVIER RIVERA CRUZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC Current Holder of Evidence of Debt: CROSSCOUNTRY MORTGAGE, LLC Date of Deed of Trust (DOT): 2/09/2024 Recorded Date of DOT: 2/14/2024 Reception No.of DOT: 2024011921 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$213,750.00 Outstanding Principal Amount as of the date hereof: \$211,327.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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. 313, BUILDING NO. A, THE ATRIUM CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE ATRIUM CONDOMINIUMS RECORDED ON DECEMBER 8, 1980 IN BOOK 2284 AT PAGE 78 AND MAP RECORDED ON NOVEMBER 3, 1978 IN BOOK 8 AT PAGES 69-77, AS AMENDED BY AMENDMENT RECORDED ON DECEMBER 8, 1980 IN BOOK 18 AT PAGE 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO RECORDS, TOGETHER WITH THE EXCLUSIVE USE OF STORAGE LOCKER NO. 95 AND

Originals (print version) available for a fee; contact (303) 861-2234

CARPORT NO. 79, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2375 S LINDEN CT UNIT 313, 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 July 16, 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: 5/22/2026 Last Publication: 6/19/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/28/2026 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 #: 00000010588879

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000199**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 6, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JULIET A. AMARTEY

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION

Date of Deed of Trust: November 16, 2005

County of Recording: Denver

Recording Date of Deed of Trust: December 12, 2005

Recording Information (Reception No. and/or Book/Page No.): 2005211374

Original Principal Amount: \$111,650.00

Outstanding Principal Balance: \$60,662.09

Pursuant to CRS §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.**

**LOT 28, BLOCK 9, MONTBELLO SUBDIVISION, FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5149 CARSON STREET, DENVER, CO 80239.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/06/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893

HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

Attorney File # CO26717

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000200**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 6, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): BAILEY WOGGIN

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Date of Deed of Trust: August 17, 2018

County of Recording: Denver

Recording Date of Deed of Trust: August 22, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018106014

Original Principal Amount: \$396,000.00

Outstanding Principal Balance: \$344,522.33

Pursuant to CRS §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.**

**LOT 11, BLOCK 8, ULLMAN'S ADDITION TO DENVER AND LOT 11, BLOCK 21, CHEESEMAN & MOFFAT'S ADDITION TO THE CITY OF DENVER, EXCEPT THE WEST 10.6 FEET OF THE EAST 55.66 FEET OF THE NORTH 2.30 FEET OF LOT 11, BLOCK 8, ULLMAN'S ADDITION TO DENVER. CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 3316 YORK STREET, DENVER, CO 80205.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/06/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1049642-jh

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000208**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JUAN CARLOS ALVARADO CARRILLO AND MANUEL ALVARADO ORDAZ

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: May 11, 2023

County of Recording: Denver

Recording Date of Deed of Trust: May 12, 2023

Originals (print version) available for a fee; contact (303) 861-2234

Recording Information (Reception No. and/or Book/Page No.): 2023043112

Original Principal Amount: \$422,211.00

Outstanding Principal Balance: \$411,220.67

Pursuant to CRS §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 NORTH 32.36 FEET OF LOT 3 AND ALL OF LOT 2, EXCEPT THE NORTH 43.24 FEET THEREOF, BLOCK 5A, RESUBDIVISION OF BLOCKS FIVE AND SIX, VASQUEZ COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4660 MILWAUKEE ST, DENVER, CO 80216.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 26-037299

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### **COMBINED NOTICE - PUBLICATION**

##### **CRS §38-38-103 FORECLOSURE SALE NO. 2026-000182**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 27, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): DANIEL REYES AND ARELY CABALLERO

Original Beneficiary(ies): CENDANT MORTGAGE CORPORATION

Current Holder of Evidence of Debt: ATHENE ANNUITY AND LIFE COMPANY

Date of Deed of Trust: November 21, 2001

County of Recording: Denver

Recording Date of Deed of Trust: December 14, 2001

Recording Information (Reception No. and/or Book/Page No.): 2001212958

Original Principal Amount: \$273,626.00

Outstanding Principal Balance: \$146,525.88

Pursuant to CRS §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.**

**LOT 7, BLOCK 3, GREEN VALLEY RANCH FILING NO. 31 CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**Purported common address: 20564 49TH AVENUE, DENVER, CO 80249.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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.

Originals (print version) available for a fee; contact (303) 861-2234

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/27/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1048632-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000169**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 23, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JAVIER NAVA-ROMERO

Original Beneficiary(ies): BELLCO CREDIT UNION

Current Holder of Evidence of Debt: BELLCO CREDIT UNION

Date of Deed of Trust: October 12, 2016

County of Recording: Denver

Recording Date of Deed of Trust: October 19, 2016

Recording Information (Reception No. and/or Book/Page No.): 2016144891

Original Principal Amount: \$25,000.00

Outstanding Principal Balance: \$20,617.42

Pursuant to CRS §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.**

**LOT 11, BLOCK 12, GREEN VALLEY RANCH FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5068 ORLEANS COURT, DENVER, CO 80249.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/23/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

Intermountain Jewish News  
Legal Notices, June 12, 2026  
[www.ijn.com/legal-notice](http://www.ijn.com/legal-notice)

Originals (print version) available for a fee; contact (303) 861-2234

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: N APRIL WINECKI #34861  
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295  
Attorney File # 20-024138  
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000172**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On March 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.  
Original Grantor(s): YVETTE FAAUAA AND TOSI FAAUAA  
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY  
Date of Deed of Trust: July 24, 2024  
County of Recording: Denver  
Recording Date of Deed of Trust: July 26, 2024  
Recording Information (Reception No. and/or Book/Page No.): 2024068566  
Original Principal Amount: \$373,117.00  
Outstanding Principal Balance: \$368,604.29  
Pursuant to CRS §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.**  
**LOT 31, BLOCK 5, FIRST CREEK FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**  
**Purported common address: 18978 E 58TH AVE, DENVER, CO 80249.**  
**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.  
First Publication: 5/29/2026  
Last Publication: 6/26/2026  
Name of Publication: INTERMOUNTAIN JEWISH NEWS  
**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;**  
DATE: 03/24/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado  
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531  
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295  
Attorney File # 25-035195  
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000178**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On March 25, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.  
Original Grantor(s): PAUL B HAERR  
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
Current Holder of Evidence of Debt: BOKF, N.A. Date of Deed of Trust: November 23, 2020  
County of Recording: Denver  
Recording Date of Deed of Trust: December 01, 2020

Originals (print version) available for a fee; contact (303) 861-2234

Recording Information (Reception No. and/or Book/Page No.): 2020199635

Original Principal Amount: \$126,500.00

Outstanding Principal Balance: \$112,944.09

Pursuant to CRS §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.**

**CONDOMINIUM UNIT NO. 806, HAMPDEN EAST CONDOMINIUMS, PHASE III, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 2490 AT PAGE 190, AND AMENDMENT THERETO RECORDED JANUARY 11, 1983 IN BOOK 2725 AT PAGE 259, AND MAP RECORDED ON NOVEMBER 25, 1981, IN BOOK C20 AT PAGE 48, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 8060 E GIRARD AVE #806, DENVER, CO 80231.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/25/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1036608-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### **COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2026-000170**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 23, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): PIPER HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Original Beneficiary(ies): RE III DEBT I LLC, A COLORADO LIMITED LIABILITY COMPANY

Current Holder of Evidence of Debt: RE III DEBT I LLC, A COLORADO LIMITED LIABILITY COMPANY

Date of Deed of Trust: October 11, 2022

County of Recording: Denver

Recording Date of Deed of Trust: October 12, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022130483

Original Principal Amount: \$1,870,000.00

Outstanding Principal Balance: \$1,870,000.00

Pursuant to CRS §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: THE LOAN HAS NOT BEEN PAID AS REQUIRED, HAS BEEN ACCELERATED, AND GRANTOR HAS BREACHED CERTAIN OTHER AGREEMENTS WITH THE HOLDER WHICH CONSTITUTE DEFAULTS UNDER THE DEED OF TRUST.

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

**THE NORTH 1/2 OF LOT 28, AND ALL OF LOTS 29 TO 33, INCLUSIVE, EXCEPT THE NORTH 17 FEET OF SAID LOT 33, BLOCK 27, A PART OF PARK AVENUE ADDITION TO THE CITY OF DENVER, CITY AND COUNTY, STATE OF COLORADO.**

**Purported common address: 1642 AND 1652 NORTH LAFAYETTE STREET, DENVER, CO 80218.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

Originals (print version) available for a fee; contact (303) 861-2234

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/23/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DANIEL L BRAY #37924

HUSCH BLACKWELL LLP 1801 WEWATTA STREET, SUITE 1000, DENVER, CO 80202 (303) 749-7200

Attorney File # 1642 AND 1652 NORTH LAFAYETTE STREET

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### SHERIFF'S NOTICE OF SALE

**Sale No. 26001777**

This Combined Notice Concerns a Foreclosure Described as Follows:

**Original Debtors on the Lien Being Foreclosed:** Juan Deleon; Jesus Deleon

**Original Lien Claimant on the Lien Being Foreclosed:** Rubicon Properties LLC

**Current Holder ("Holder") of the Evidence of Debt**

**("Debt") Secured by the Lien Being Foreclosed:**

Rubicon Properties LLC

**Date of Court Order Authorizing the Foreclosure:** February 9, 2026

**Original Principal Balance of Secured Indebtedness:** \$475,000.00

**Outstanding Principal Balance of Secured Indebtedness:** \$475,000.00 as of January 16, 2026. This sum does not include additional interest or other amounts allowed by law.

YOU ARE NOTIFIED AS FOLLOWS:

A proceeding was commenced by the above-referenced Holder to levy and execute on a Judgment entered in the Denver County District Court, State of Colorado, Case No. 2025CV32156.

The above-referenced Court ordered a foreclosure on certain property secured by the Judgment. The undersigned Sheriff has been commanded to sell the following real property which is the subject of this Combined Notice:

PARCEL A:

THAT PART OF LOT 1, BLOCK 8, POTTER HIGHLANDS SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, 65.00 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 1, 127.00 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1, 65.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID WEST LINE 127.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

THAT PART OF LOT 1, BLOCK 8, POTTER HIGHLANDS SUBDIVISION, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, 55.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 1, 127.00 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1, 65.00 FEET; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 1, 127 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE, 65.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Commonly known as 2810-2812 and 2816-2818 W. 37th Avenue, Denver, Colorado (the "**Property**").

The violation of the covenant of the evidence of debt upon which the foreclosure is based is as follows: Failure to satisfy the Judgment.

You may have an interest in the 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 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

Originals (print version) available for a fee; contact (303) 861-2234

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.

THEREFORE, AT 10:00 a.m., on the 16TH, day of July, 2026, at the front steps of the Denver City and County Building, located at, 1437 Bannock Street, Denver Colorado, 80202, phone number 720-865-9556, the undersigned Sheriff will sell the Property at public auction to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law. All bidders will be required to have in their possession cash or certified funds in the full amount of their bid at the time of sale. Please telephone the Denver County Sheriff, Civil Division, two business days prior to the sale to ascertain the amount of this bid.

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

The name, address, business telephone number, and Colorado bar registration number of the attorney for the Holder are as follows:

Christopher J. Conant, Esq. Attorney Reg. No. 40269  
Hatch Ray Olsen Conant LLC  
730 17th Street, Suite 200, Denver, CO 80202  
Telephone: (303) 298-1800

DATED April 27, 2026

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line II

First Publication: May 22, 2026

Last Publication: June 19, 2026

Published In: The Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000164**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 20, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): PEARL STREET PARTNERS, LP

Original Beneficiary(ies): MIDFIRST BANK

Current Holder of Evidence of Debt: MIDFIRST BANK

Date of Deed of Trust: September 15, 2022

County of Recording: Denver

Recording Date of Deed of Trust: October 28, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022136257

Original Principal Amount: \$1,670,500.00

Outstanding Principal Balance: \$1,619,583.95

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE HOLDER OF THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST DESCRIBED ABOVE DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE PROMISSORY NOTE AND DEED OF TRUST.

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

**LOTS 19 AND 20, BLOCK 298, CLEMENT'S ADDITION TO THE CITY OF DENVER, STATE OF COLORADO. EXCEPTING THEREFROM:**

**THE SOUTHERLY 1.00 FOOT OF LOT 20, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 125 SQ.FT.+/-.**

**AND**

**THE EASTERLY 2.00 FEET OF LOTS 17, 18, 19 & 20, EXCEPT THE SOUTHERLY 1.0 FOOT OF LOT 20, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 199 SQ. FT., +/-.**

As evidenced in the Partial Release of Deed of Trust recorded in Denver County on June 13, 2023 at Reception No. 2023055501; Partial Release of Deed of Trust recorded in Denver County on June 13, 2023 at Reception No. 2023055502; Partial Release of Deed of Trust recorded in Denver County on July 5, 2023 at Reception No. 2023062719; Partial Release of Deed of Trust recorded in Denver County on July 5, 2023 at Reception No. 2023062720; Partial Release of Deed of Trust recorded in Denver County on November 8, 2023 at Reception No. 2023107747; and Partial Release of Deed of Trust recorded in Denver County on November 8, 2023 at Reception No. 2023107748.

Purported common address: 601 EAST 17TH AVENUE, DENVER, CO 80203.

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

Originals (print version) available for a fee; contact (303) 861-2234

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/20/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JENNIFER M SALISBURY #37168

MARKUS WILLIAMS YOUNG & HUNSICKER LLC 1775 SHERMAN STREET, SUITE 1950, DENVER, CO 80203

(303) 830-0800 Attorney

File # 11341.507

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000167**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 20, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MARY L. LOVETT

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC

Date of Deed of Trust: November 10, 2021

County of Recording: Denver

Recording Date of Deed of Trust: December 21, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021232963

Original Principal Amount: \$1,020,000.00

Outstanding Principal Balance: \$349,922.76

Pursuant to CRS §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.**

**LOTS 5 AND 6, BLOCK 3, FIRST ADDITION TO ARGYLE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4028 NEWTON STREET, DENVER, CO 80211.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

Originals (print version) available for a fee; contact (303) 861-2234

**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;**

DATE: 03/20/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 26-037183

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No.2026-000147 To Whom It May Concern: On 3/10/2026 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: FALLON J WARD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 7/07/2022 Recorded Date of DOT: 7/07/2022 Reception No.of DOT: 2022091486 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$315,980.00 Outstanding Principal Amount as of the date hereof: \$303,870.89 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 1366 GARFIELD ST UNIT 105, 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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:4/21/2026 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 #: 26-036792

**LEGAL DESCRIPTION**

ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE CITY OF COUNTY OF DENVER, AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
CONDOMINIUM UNIT 105, NORSEMAN CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 28, 1978 IN BOOK 1820 AT PAGE 590 AND CONDOMINIUM MAP RECORDED ON DECEMBER 28, 1978 IN BOOK 9 AT PAGE 21, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS; PARKING SPACE 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000193**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On April 3, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): DAVID BANDERA AND PERLA J BANDERA

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION

Date of Deed of Trust: August 22, 2018

County of Recording: Denver

Recording Date of Deed of Trust: August 23, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018106630

Original Principal Amount: \$348,570.00

Outstanding Principal Balance: \$304,055.66

Originals (print version) available for a fee; contact (303) 861-2234

Pursuant to CRS §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.**

**LOT 24, BLOCK 2, GATEWAY VILLAGE FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5071 SABLE STREET, DENVER, CO 80239.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/12/2026

Last Publication: 7/10/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 04/03/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1049895-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000173**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): CAROLYN JACKSON

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MEGASTAR FINANCIAL CORP., A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC

Date of Deed of Trust: May 27, 2015

County of Recording: Denver

Recording Date of Deed of Trust: June 08, 2015

Recording Information (Reception No. and/or Book/Page No.): 2015074645

Original Principal Amount: \$247,816.00

Outstanding Principal Balance: \$204,800.82

Pursuant to CRS §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.**

**LOT 46, BLOCK 1, GREEN VALLEY RANCH FILING NO. 56, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 19949 E RANDOLPH PLACE, DENVER, CO 80249.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

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made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/24/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-25-1028237-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000152 To Whom It May Concern: On 3/10/2026 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: SAEID GHAEMI Original Beneficiary: SOOPER CREDIT UNION Current Holder of Evidence of Debt: SOOPER CREDIT UNION D/B/A CLIMB CREDIT UNION Date of Deed of Trust (DOT): 7/02/2020 Recorded Date of DOT: 7/14/2020 Reception No. of DOT: 2020099773 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$500,000.00 Outstanding Principal Amount as of the date hereof: \$479,445.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. 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: PART OF LOT 11, SMEDLEY'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF XAVIER STREET WHICH IS 30 FEET WEST AND 512 FEET NORTH OF THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH ALONG THE WEST LINE OF XAVIER STREET A DISTANCE OF 60 FEET TO A POINT 30 FEET WEST AND 89.77 FEET SOUTH OF THE ORIGINAL NORTHEAST CORNER OF SAID LOT 11; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF WEST 8TH AVENUE A DISTANCE OF 125 FEET TO A POINT 150 FEET EAST OF THE EAST LINE OF YATES STREET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF YATES STREET A DISTANCE OF 60 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF WEST 8TH AVENUE A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, . Which has the address of 885 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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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: HOLST & TEHRANI, LLP Denver Registration #: 60671 NOAH BOWERS, 514 KIMBARK STREET, PO BOX 298, LONGMONT, CO 80502 Phone #: (303) 772-6666 Attorney File #: 885 XAVIER STREET

#### COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2026-000175

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust: On March 25, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.  
Original Grantor(s): LEONARD GARCIA, JR  
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERITRUST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Intermountain Jewish News  
Legal Notices, June 12, 2026  
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Current Holder of Evidence of Debt: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2025-3

Date of Deed of Trust: January 15, 2025

County of Recording: Denver

Recording Date of Deed of Trust: January 21, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025004583

Original Principal Amount: \$1,080,000.00

Outstanding Principal Balance: \$1,074,768.77

Pursuant to CRS §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.**

**UNIT A, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE A, LOHI VIEWS CONDOMINIUMS AS DEFINED AND DESCRIBED IN THE CONDOMINIUM MAP RECORDED OCTOBER 3, 2024, RECEPTION NO. 2024092568, IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, AND AS DEFINED BY THE CONDOMINIUM DECLARATION FOR LOHI VIEWS CONDOMINIUMS RECORDED OCTOBER 3, 2024, RECEPTION NO. 2024092699, IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 3495 LIPAN STREET, DENVER, CO 80211.**

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

#### **NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/25/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KATE M LEASON #41025

IDEA LAW GROUP, LLC 4100 E. MISSISSIPPI AVE., STE. 420, DENVER, CO 80246 877-3532

Attorney File # 48262165

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

#### **COMBINED NOTICE - PUBLICATION**

##### **CRS §38-38-103 FORECLOSURE SALE NO. 2026-000168**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 23, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ERIC P. HERRMANN

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC

Date of Deed of Trust: November 06, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 15, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021212384

Original Principal Amount: \$149,702.00

Outstanding Principal Balance: \$138,207.47

Pursuant to CRS §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.**

**LEGAL DESCRIPTION**

The land referred to herein is situate in Denver County, State of Colorado and is described as follows: Condominium Unit No. 306, Building 2, the Plaza De Monaco Towers Condominiums, Phase No. 3, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of the Plaza De Monaco Towers Condominium, Phase No. 1, Recorded on February 22, 1980 in Book 2110 at Page 76, and Map of the Plaza De Monaco Towers Condominiums, Phase No. 3 Recorded on November 20, 1980 under Reception No. 73237, City and County of Denver, Colorado Records, City and County of Denver, State of Colorado.

Purported common address: 2835 SOUTH MONACO PARKWAY APARTMENT 2-306, DENVER, CO 80222-7190.

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/23/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: N APRIL WINECKI #34861

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 26-036919

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000183**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On March 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ZACHERY RYAN VALENZUELA

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: UNITED WHOLESAL MORTGAGE, LLC

Date of Deed of Trust: November 17, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 18, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021215033

Original Principal Amount: \$449,550.00

Outstanding Principal Balance: \$453,873.96

Pursuant to CRS §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.**

**EXHIBIT A**

**CONDOMINIUM UNIT 3Q, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) B2-6, AND STORAGE SPACE(S) S2-38, PALACE LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON FEBRUARY 27, 1998, WITH RECEPTION NUMBER 9800029350, 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 PALACE LOFTS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED ON FEBRUARY 27, 1998, WITH RECEPTION NUMBER 9800029349, IN SAID RECORDS.**

**TECHNICAL AMENDMENT TO PALACE LOFTS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED MARCH 13, 1998 AT RECEPTION NO. 9800038353, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

Purported common address: 1499 BLAKE ST #3Q, DENVER, CO 80202.

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

The current holder 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 public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the 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 issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 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.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

**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;**

DATE: 03/31/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306

MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1049782-JH

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

**PUBLIC NOTICE**

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000149 To Whom It May Concern: On 3/10/2026 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: CUAUHTEMOC VERA MORENO 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): 7/21/2020 Recorded Date of DOT: 7/21/2020 Reception No. of DOT: 2020103923 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$328,932.00 Outstanding Principal Amount as of the date hereof: \$295,025.39 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 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 19, BLOCK 5, CONCORD FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14680 E 43RD AVENUE, 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 July 9, 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: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 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 #: 25-035982