

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000222

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 15, 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): GERMAN RASCON HERRERA AND MARISSA PONCE
Original Beneficiary(ies): BARBARA HANSEN
Current Holder of Evidence of Debt: BARBARA HANSEN
Date of Deed of Trust: April 15, 2022
County of Recording: Denver
Recording Date of Deed of Trust: June 14, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022080412
Original Principal Amount: \$223,443.50
Outstanding Principal Balance: \$223,443.50

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: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH THEIR 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:
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 9, Chaffee Park Heights, City and County of Denver, State of Colorado.

Purported common address: 1836 W. STOLL PLACE, DENVER, CO 80221.

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/15/2026

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: KRISTIN A HAUPTMAN #32751

SPRINGMAN, BRADEN, WILSON & PONTIUS, P.C. 4175 HARLAN STREET, #200, WHEAT RIDGE, CO 80033
(303) 685-4633

Attorney File # 1836 W. STOLL PLACE

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. 2026-000202

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 15, 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): JPR-R INVESTMENTS, LLC Original Beneficiary(ies): CAPITAL FUND I, LLC ISAOA
Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC
Date of Deed of Trust: January 07, 2025
County of Recording: Denver
Recording Date of Deed of Trust: January 09, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025001999
Original Principal Amount: \$327,000.00
Outstanding Principal Balance: \$286,100.00

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: YOU ARE NOTIFIED AS FOLLOWS: THE UNDERSIGNED, ON BEHALF OF THE HOLDER, GIVES NOTICE AND DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST INCLUDING, BUT

NOT LIMITED TO THE BORROWER'S FAILURE TO PAYOFF THE LOAN IN FULL AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 19 AND 20, BLOCK 3, PLATTEFARM, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED,,DECEMBER 5, 1986 AT RECEPTION NO. 8600058600, CITY AND COUNTY OF DENVER, STATE OF,,COLORADO

Purported common address: 4720 LINCOLN STREET, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/15/2026

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: KEITH A GANTENBEIN #39213

GANTENBEIN LAW FIRM LLC PO BOX 777, WHEAT RIDGE, CO 80034 (303) 618-2122

Attorney File # 54925 FCL

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. 2026-000220

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

On April 14, 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): MARILYN O. WILLIAMS

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

Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST

Date of Deed of Trust: September 22, 2006

County of Recording: Denver

Recording Date of Deed of Trust: October 18, 2006

Recording Information (Reception No. and/or Book/Page No.): 2006167245

Original Principal Amount: \$197,950.00

Outstanding Principal Balance: \$175,653.44

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.

THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 20, BLOCK 4, MONTBELLO NO. 27, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5001 XANADU 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, 08/13/2026 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

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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 # CO26834

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. 2026-000219**

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

On April 14, 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): LARRY M LEACH

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE MORTGAGE COMPANY

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE COMPANY, LLC

Date of Deed of Trust: August 26, 2020

County of Recording: Denver

Recording Date of Deed of Trust: September 03, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020142338

Original Principal Amount: \$277,000.00

Outstanding Principal Balance: \$243,467.51

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.

CONDOMINIUM UNIT NO. 23, BUILDING T-3, WHISPERING PINES OF DENVER, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON AUGUST 10, 1978 IN BOOK 1722 AT PAGE 674, AND THE CONDOMINIUM MAP RECORDED ON AUGUST 10, 1978 IN BOOK 7 AT PAGE 78 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 7755 EAST QUINCY AVENUE #T23, DENVER, CO 80237.

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

Attorney File # 00000010776052

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. 2026-000205

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

On April 13, 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 FREDRICK RICHARDSON III AND GAYLE RICHARDSON

Original Beneficiary(ies): FIELDSTONE MORTGAGE COMPANY

Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC2

Date of Deed of Trust: August 21, 2002

County of Recording: Denver

Recording Date of Deed of Trust: August 26, 2002

Recording Information (Reception No. and/or Book/Page No.): 2002147927

Original Principal Amount: \$139,000.00

Outstanding Principal Balance: \$38,582.25

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 3, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5559 ANAHEIM WAY, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/13/2026

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 # 26-037346

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. 2026-000221

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

On April 15, 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): MICHAEL ZENOIT

Original Beneficiary(ies): SOOPER CREDIT UNION

Current Holder of Evidence of Debt: SOOPER CREDIT UNION D/B/A CLIMB CREDIT UNION Date of Deed of Trust: June 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: June 24, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022084723

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

Original Principal Amount: \$220,000.00

Outstanding Principal Balance: \$219,689.66

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: 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.**

LOTS 35 AND 36, BLOCK 2, BARRICK'S COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1371 WILLOW ST, 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

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/15/2026

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: IMAN TEHRANI #44076

HOLST & TEHRANI, LLP PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502 (303) 772-6666

Attorney File # 1371 WILLOW ST

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. 2026-000215

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

On April 14, 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): JM DIAMOND LLC, A COLORADO LIMITED LIABILITY COMPANY

Original Beneficiary(ies): SOUTH WOODS FINANCIAL, LLC

Current Holder of Evidence of Debt: RIVER BEND CORPORATION, A COLORADO CORPORATION Date of Deed of Trust: July 01, 2025

County of Recording: Denver

Recording Date of Deed of Trust: July 03, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025065016

Original Principal Amount: \$575,000.00

Outstanding Principal Balance: \$575,000.00

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: FAILURE TO MAKE MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 108, Biscayne Subdivision, City and County of Denver, State of Colorado Purported common address: 3333 EAST FLORIDA AVENUE #108, DENVER, CO 80210.

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, 08/13/2026 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

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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: ROBERT GRAHAM #26809

FOSTER GRAHAM MILSTEIN & CALISHER LLP 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 (303) 962-7075

Attorney File # 3121.0228

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. 2026-000216**

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

On April 14, 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): MARTHA VASQUEZ

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

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

Date of Deed of Trust: September 05, 2020

County of Recording: Denver

Recording Date of Deed of Trust: September 16, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020150785

Original Principal Amount: \$292,000.00

Outstanding Principal Balance: \$339,931.44

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

Purported common address: 5051 SABLE ST, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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-26-1050386-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.

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000217**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 14, 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): TIMOTHY L. LAUSHMAN

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PROVIDENT FUNDING ASSOCIATES, L.P., ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: PROVIDENT FUNDING ASSOCIATES, L.P.

Date of Deed of Trust: January 02, 2013

County of Recording: Denver

Recording Date of Deed of Trust: January 08, 2013

Recording Information (Reception No. and/or Book/Page No.): 2013003001

Original Principal Amount: \$161,100.00

Outstanding Principal Balance: \$133,868.68

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.

THE SOUTH 6.24 FEET OF LOT 9, ALL OF LOTS 10 AND 11, BLOCK 15, CHAMBERLIN'S COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2420 PONTIAC ST, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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 # CO26727

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. 2026-000206**

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

On April 13, 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): PARTHENIA I. LEWIS

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION

Current Holder of Evidence of Debt: AMERISAVE MORTGAGE CORPORATION

Date of Deed of Trust: June 04, 2021

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021108407

Original Principal Amount: \$260,000.00

Outstanding Principal Balance: \$237,224.93

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

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

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 South 15 feet of Lot Fifteen (15), all of Lot Sixteen (16) and the North 20 feet of Lot Seventeen (17), Block There (3), Oakland, according to the recorded Plat thereof, City and County of Denver, State of Colorado.

Purported common address: 3630 IVY ST, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/13/2026

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: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626

Attorney File # 25CO00512-1

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. 2026-000176

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**

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

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

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.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000209**

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

On April 13, 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): CHRISTOPHER A. BARBOUR

Original Beneficiary(ies): WASHINGTON PARK MORTGAGE, LLC

Current Holder of Evidence of Debt: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2005-1

Date of Deed of Trust: November 02, 2004

County of Recording: Denver

Recording Date of Deed of Trust: November 18, 2004

Recording Information (Reception No. and/or Book/Page No.): 2004238624

Original Principal Amount: \$138,000.00

Outstanding Principal Balance: \$67,789.66

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. 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 West 32.875 feet of Lot 25 and the West 32.875 feet of the South 1/2 of Lot 26, Block 14, Broadway Heights 2nd Filing, City and County of Denver, State of Colorado.

Purported common address: 2121 E VIRGINIA AVE., DENVER, CO 80209.

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/13/2026

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: GREG J WOJT #51621

THE SAYER LAW GROUP, P.C. 3600 SOUTH BEELER STREET, SUITE #330, DENVER, CO 80237 (303) 353-2965

Attorney File # CO260039

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.

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

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

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.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000218

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 14, 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): MICHAEL W TALLEY AND JUSTIN C ALDECOA

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

Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC

Date of Deed of Trust: December 17, 2021

County of Recording: Denver

Recording Date of Deed of Trust: December 20, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021231654

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

Original Principal Amount: \$434,981.00

Outstanding Principal Balance: \$400,758.87

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.

BUILDING E, CONDOMINIUM UNIT 43, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) 62, PARKWAY TOWNHOME CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR PARKWAY TOWNHOMES CONDOMINIUM ASSOCIATION, INC., RECORDED MARCH 29, 2000 AS RECEPTION NO. 200043686 AND THE CONDOMINIUM MAP RECORDED ON MARCH 29, 2000 AS RECEPTION NO. 200043688 IN THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF DEVER, STATE OF COLORADO.

Purported common address: 1150 INCA STREET APARTMENT 43, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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 # 00000010770345

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. 2026-000204

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

On April 13, 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): JEFFREY G. ROJAS

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY AS NOMINEE FOR GUARANTEED RATE, INC.

Current Holder of Evidence of Debt: FIFTH THIRD BANK N.A.

Date of Deed of Trust: December 30, 2016

County of Recording: Denver

Recording Date of Deed of Trust: January 14, 2017

Recording Information (Reception No. and/or Book/Page No.): 2017001130

Original Principal Amount: \$262,000.00

Outstanding Principal Balance: \$217,054.70

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.

Condominium Unit 1203, Mountain Shadows Condominiums in accordance with the Declaration recorded November 16, 1978, in Book 1792 at Page 1, and Condominium Map recorded November 16, 1978 in Condominium Map Book C8 at Page 95 of the City and County of Denver records, and amendments thereto recorded December 13, 1978 in Book 9 at Page 16, and recorded March 29, 1979 in Book 11 at Page 23,

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

together with the exclusive right to use the following limited common elements: Parking Space B-48, Storage Space 121, City and County of Denver, State of Colorado.

Purported common address: 2 ADAMS ST APT 1203, DENVER, CO 80206.

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/13/2026

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: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626

Attorney File # 16CO00302-4

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. 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 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.

District Court, Jefferson County

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

**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
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

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

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

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. 2026-000161 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

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

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

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). 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

Published: Intermountain Jewish News

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.,

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

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

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. 2026-000211**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 13, 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): AUREA SUZETH TOLNAY

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION

Current Holder of Evidence of Debt: SUMMIT MORTGAGE CORPORATION

Date of Deed of Trust: November 18, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 22, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022143508

Original Principal Amount: \$148,900.00

Outstanding Principal Balance: \$142,137.61

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 209, LA TELA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO.

2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298.

Purported common address: 603 INCA ST UNIT 209, DENVER, CO 80204-4469.

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, 08/13/2026 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

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

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: 6/19/2026

Last Publication: 7/17/2026

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: 04/13/2026

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: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626

Attorney File # 26CO00116-1

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. 2026-000191**

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

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

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. 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

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold "AS IS" at **V.I.P. TOWING & RECOVERY, LLC.**, 5301 Lincoln St., Denver, CO 80216. Phone: 720-621-0478.

NO Warranty's given or implied:

YEAR/MAKE/MODEL	VIN
2008 Cadillac DTS	135906
2012 Suzuki Kizashi	100842
2002 Subaru Legacy	307784

Date of Publication: June 19, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000210

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

On April 13, 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): EVER AGUIRRE PEREZ AND APOLINAR AGUIRRE

Original Beneficiary(ies): SECURITY SERVICE FEDERAL CREDIT UNION

Current Holder of Evidence of Debt: SECURITY SERVICE FEDERAL CREDIT UNION

Date of Deed of Trust: August 26, 2022

County of Recording: Denver

Recording Date of Deed of Trust: August 31, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022115545

Original Principal Amount: \$235,400.00

Outstanding Principal Balance: \$235,396.08

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 3, BLOCK 20, MORBRO PARK NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 1427 S YATES 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, 08/13/2026 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:6/19/2026

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

Last Publication: 7/17/2026

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: 04/13/2026

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-26-1050218-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 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

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

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. 2026-000224

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

On April 16, 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): DOMINIC S CORDOVA

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC

Date of Deed of Trust: July 07, 2020

County of Recording: Denver

Recording Date of Deed of Trust: July 24, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020106171

Original Principal Amount: \$314,204.00

Outstanding Principal Balance: \$279,483.51

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 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.

UNIT NO. 1806, 100 PARK AVENUE CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR 100 PARK AVENUE CONDOMINIUMS RECORDED JULY 13, 2006, AT RECEPTION NO. 2006112281 AND THE CONDOMINIUM MAP FOR 100 PARK AVENUE CONDOMINIUMS RECORDED JULY 13, 2006 AT RECEPTION NO. 2006112282 AND FIRST AMENDMENT TO THE CONDOMINIUM MAP RECORDED OCTOBER 11, 2006 AT RECEPTION NO. 2006162679 AND COMBINED FIRST AMENDMENT OF THE DECLARATION AND SECOND AMENDMENT TO THE CONDOMINIUM MAP RECORDED NOVEMBER 1, 2006 UNDER RECEPTION NO. 2006174581, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH AN EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 1, AS LIMITED COMMON ELEMENT.

Purported common address: 100 PARK AVE W #1806, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/16/2026

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-26-1037071-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. 2026-000226

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

On April 16, 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): LURDINE ANIFOWOSHE

Original Beneficiary(ies): JPMORGAN CHASE BANK, N.A.

Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust: November 07, 2005

County of Recording: Denver

Recording Date of Deed of Trust: November 28, 2005

Recording Information (Reception No. and/or Book/Page No.): 2005201908

Original Principal Amount: \$85,300.00

Outstanding Principal Balance: \$45,780.37

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 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.

ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DENVER, AND STATE OF COLORADO, TO WIT: LOT 35, BLOCK 4, DEER TRAIL FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Purported common address: 4585 DAVENPORT WAY, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/16/2026

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 # CO25161

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. 2026-000186

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

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

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: CARLY IMBROGNO #59553

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

Attorney File # 00000010765717

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

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 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

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: N APRIL WINECKI #34861

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

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

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 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

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

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

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. 2026-000194

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

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.

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 WOGGRIN

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

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: 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

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. 2026-000207**

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

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

On April 13, 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): TRAVIS TUOMI

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

Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC

Date of Deed of Trust: September 14, 2012

County of Recording: Denver

Recording Date of Deed of Trust: September 17, 2012

Recording Information (Reception No. and/or Book/Page No.): 2012126274

Original Principal Amount: \$121,754.00

Outstanding Principal Balance: \$114,559.21

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 MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 17, BLOCK 10, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3605 HIGH STREET, DENVER, CO 80205-3434.

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/13/2026

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 # CO26662

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.

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. 2026-000172

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

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: 03/24/2026

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

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.

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

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

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: 03/23/2026

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

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

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

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

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.

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: 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.

**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.

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

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notices

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

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.

**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

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. 2026-000183**

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.

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

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.

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

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.

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. 2026-000175**

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

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

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

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. 2026-000174

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.

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.

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

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

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.

**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

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.

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:

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.

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

**7070 Smith Rd.
Denver, CO80207
303-295-6353**

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

YEAR/MAKE/MODEL	VIN #
2003 NISSAN ALTIMA	341155
2007 MAZDA MAZDA6	M10106

Date of Publication: June 19, 2026

Published: Intermountain Jewish News

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

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

YEAR/MAKE/MODEL	VIN #
2002 PONTIAC GRAND AM	239283
2007 PONTIAC G6	253327
2024 NISSAN ARIYA	734470
2007 TOYOTA 4RUNNER	114077
1994 MAZDA B2300	M35699
2013 NISSAN ROGUE	612675
2007 MAZDA MAZDA3	723077
2013 CHRYSLER 200	598514
2009 DODGE JOURNEY	236383
2005 TRAILER HAUL	017177
2001 SATURN SL2	267835
1986 FORD F150	A80911
2006 HYUNDAI SONATA	099109
2014 CHEVROLET IMPALA	101711
1979 NISSAN 240Z	133273
2005 SUBARU IMPREZA	508491
2008 INFINITI QX56	912317
2004 CHEVROLET ASTRO VAN	118311
2013 HYUNDAI ELANTRA	417141
2000 GMC YUKON	161424
2009 DODGE CHARGER	613616
2014 CHRYSLER 300	328414
2008 GMC ACADIA	303738
1976 DATSUN 280Z	304502
2010 CHEVROLET AVEO	087724
2011 TOYOTA SEQUOIA	053631
2007 VOLKSWAGEN PASSAT	052337

Date of Publication: June 19, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000212**

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

On April 14, 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): MICHELLE C. SULLIVAN

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR FIRST WESTERN TRUST BANK

Current Holder of Evidence of Debt: FIFTH THIRD BANK, N.A.

Date of Deed of Trust: June 24, 2022

County of Recording: Denver

Recording Date of Deed of Trust: June 28, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022085546

Original Principal Amount: \$269,910.00

Outstanding Principal Balance: \$256,925.46

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.

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

PARCEL 1:

CONDOMINIUM UNIT 404, CLARKSON PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP, RECORDED ON JUNE 16, 1999 AT RECEPTION NUMBER 9900106689 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED JUNE 16, 1999 AT RECEPTION NUMBER 9900106688 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:

PARKING UNIT NO. 8, CLARKSON PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP, RECORDED ON JUNE 16, 1999 AT RECEPTION NUMBER 9900106689 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED JUNE 16, 1999 AT RECEPTION NUMBER 9900106688 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 100 S CLARKSON ST UNIT 404, DENVER, CO 80209.

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/14/2026

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: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626

Attorney File # 25CO-00730-1

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 for vehicles to be sold by BEAR ENTERPRISE TOWING

Year/Make/Model	Vin #
2009 clement trler	007281
2017 buick encore	070232

Bear Enterprise Towing

PUC: T-03984

Phone: 720-276-9412

Date of Publication: June 19, 2026

Published: Intermountain Jewish News

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

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

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

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

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

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: 03/27/2026

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

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

YEAR/MAKE/MODEL	VIN
1973 FORD F100	504462
1970 HMDE HORSE TRL	7990CO

Date of Publication: June 19, 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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00708; Division: Civil,

Courtroom: 100

Public Notice is given on 06/12/26 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 KRISTINE ELIZABETH COTTON be changed to KC COTTON GOUNLEY.

First Publication: June 19, 2026

Second Publication: June 26, 2026

Third Publication: July 3, 2026

Published: Intermountain Jewish News

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

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

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

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. 2026-000162 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. 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.

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **ON 3 TOWING**, PUC: T-05659, Address: 1155 S Pierce St. Lakewood, CO 80232, Phone: 720-936-1144.

Year/Make/Model	Vin #
2004 Toyota Camry	583614
2012 Chevy Cruze	163997

Date of Publication: June 19, 2026
Published: Intermountain Jewish News

NOTICE OF SALE BY

AJ Towing LLC
4300 Hudson Mile Rd.
Watkins CO 80136
(303) 900-0076

The following individuals are hereby notified that their vehicle will be sold at **AJ TOWING, LLC**, 4300 Hudson Mile Rd., Watkins, CO 80136:

YEAR/MAKE/MODEL	VIN #
1993 CADILLAC SEVILLE	830277
2007 HONDA FIT	061140
2016 HYUNDAI SONATA SE	370507
2006 TOYOTA AVALON XL	063643
2008 JEEP GRAND CHEROKEE LAREDO	138650
2017 NISSAN NV200	699843

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000203**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 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 the County of Denver records.
Original Grantor(s): UNIVERSITY PARK VENTURES, LLC Original Beneficiary(ies): CAPITAL FUND I, LLC ISAOA
Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC
Date of Deed of Trust: February 27, 2025
County of Recording: Denver
Recording Date of Deed of Trust: March 05, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025018643
Original Principal Amount: \$175,000.00
Outstanding Principal Balance: \$171,827.00

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: YOU ARE NOTIFIED AS FOLLOWS: THE UNDERSIGNED, ON BEHALF OF THE HOLDER, GIVES NOTICE AND DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST INCLUDING, BUT NOT LIMITED TO THE BORROWER'S FAILURE TO PAYOFF THE LOAN IN FULL AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

PARCEL 1,, CONDOMINIUM UNIT NO. 204, HARVARD PARK CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE,, OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON APRIL 11, 2000,, AT RECEPTION NO. 2000050721, AND THE DECLARATION RECORDED ON APRIL 11, 2000, AT,, RECEPTION NO. 2000050720, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND,, COUNTY OF DENVER, COLORADO,, PARCEL 2,, PARKING UNIT NO. 16, HARVARD PARK CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF,, COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON APRIL 11, 2000, AT,, RECEPTION NO. 2000050721, AND FIRST SUPPLEMENT TO THE CONDOMINIUM MAP RECORDED ON,, SEPTEMBER 6, 2000, AT RECEPTION NO. 2000128349, AND THE DECLARATION RECORDED ON APRIL,, 11, 2000, AT RECEPTION NO. 2000050720, IN THE RECORDS OF THE CLERK AND RECORDER OF THE,, CITY AND COUNTY OF DENVER, COLORADO,, PARCEL 3,, STORAGE UNIT NOS. 7 AND 9, HARVARD PARK CONDOMINIUMS, CITY AND COUNTY OF DENVER,, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON APRIL 11,, 2000, AT RECEPTION NO. 2000050721, AND THE DECLARATION RECORDED ON APRIL 11, 2000, AT,, RECEPTION NO. 2000050720, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND,, COUNTY OF DENVER, COLORADO.

Purported common address: 2500 YORK STREET APT 204, 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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/10/2026

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: KEITH A GANTENBEIN #39213

GANTENBEIN LAW FIRM LLC PO BOX 777, WHEAT RIDGE, CO 80034 (303) 618-2122

Attorney File # 56880 FCL

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.

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

YEAR/MAKE/MODEL **VIN #**
2023 Ford Transit **C09722**
Date of Publication: June 19, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2026PRO30561
In the Matter of the Estate of
Leslie Marc Davidson, 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 19, 2026 or the claims may be forever barred.

Sherrie Kay Davidson
Personal Representative
c/o Gil B. Rosenthal, Esq.
2001 16th Street, Suite 1800
Denver, CO 80202

GIL B. ROSENTHAL, Esq., Atty. Reg. #: 29744
Attorney for the Personal Representative
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Phone Number: 303-297-2400
FAX Number: 303-292-7799
E-mail: gil.rosenthal@kutakrock.com
First Publication: June 19, 2026
Second Publication: June 26, 2026
Third Publication: July 3, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000225

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 16, 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): ERIN KALEEN SUTTON

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

Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC

Date of Deed of Trust: September 08, 2023

County of Recording: Denver

Recording Date of Deed of Trust: September 12, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023087518

Original Principal Amount: \$497,250.00

Outstanding Principal Balance: \$488,559.02

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.

ALL OF LOT 5, BLOCK 8, SUMNER'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 14.82 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 52.43 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID LOT 5, A DISTANCE OF 4.06 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 5.44 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 4.00 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 19.89 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 57 SECONDS EAST, A DISTANCE OF 14.75 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 46.98 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 36.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 124.88 FEET TO THE POINT OF BEGINNING.

Purported common address: 444 INCA STREET, DENVER, CO 80204.

Intermountain Jewish News
Legal Notices, June 19, 2026
www.ijn.com/legal-notice

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

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, 08/13/2026 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: 6/19/2026

Last Publication: 7/17/2026

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: 04/16/2026

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 # 00000010784247

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.