

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000092 To Whom It May Concern: On 3/03/2026 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: PAULA G. WARD, A SINGLE PERSON, AS TENANT IN SEVERALTY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC Current Holder of Evidence of Debt: ROUNDPOINT MORTGAGE SERVICING LLC Date of Deed of Trust (DOT): 9/13/2021 Recorded Date of DOT: 9/17/2021 Reception No.of DOT: 2021177966 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$299,000.00 Outstanding Principal Amount as of the date hereof: \$272,823.33 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE LAND REFERRED TO HEREIN IS SITUATE IN DENVER COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT NO. 116, THE PROMONTORY (A CONDOMINIUM), IN ACCORDANCE WITH THE DECLARATION RECORDED AUGUST 5, 1980 IN BOOK 2203 AT PAGE 79, AND CONDOMINIUM MAP RECORDED AUGUST 5, 1980 IN BOOK 17 AT PAGE 28 AND AMENDED SEPTEMBER 4, 1980 IN BOOK 17 AT PAGE 74 AND SECOND AMENDMENT RECORDED RECORDED DECEMBER 29, 1988 AT RECEPTION NO. 346361, OF THE DENVER COUNTY, STATE OF COLORADO RECORDS, TOGETHER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 7000 E QUINCY AVE. 116, 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 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 51621 GREG J WOJT, 925 E 4TH ST., WATERLOO, IA 50703 Phone #: (319) 243-2530 Fax #: (319) 232-6341 Attorney File #: CO260001

**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 #	
2013 NISSAN LEAF	400299	
1995 FORD CROWN VICTORIA		182072
2024 CFMOTO 450SS	002884	
2008 HONDA CIVIC	322428	
1989 CHEVROLET ASTRO VAN		141749
2015 CHEVROLET SILVERADO		656056
2009 HYUNDAI ACCENT	330118	
2004 FORD F150	A49454	
2008 MAZDA MAZDA3	105152	
2014 DODGE GRAND CARAVAN		411764
2000 FORD RANGER	A74999	
2015 HYUNDAI ACCENT	866153	
2004 MITSUBISHI LANCER	022263	
2009 PAIGGIO/VESPA LX50	009867	
1989 EBKO MONTE CARLO BOAT		671889
2005 FORD F150	B35610	
2002 CADILLAC ESCALADE	288804	
1998 FORD MUSTANG	181173	

Date of Publication: June 5, 2026

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00612; Division: Civil,

Courtroom: 100

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

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

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

NOTICE OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Ameri Towing**, 8100 E. Colfax Ave., Denver, Co 80220.

Phone: (303) 738-7700.

YEAR/MAKE/MODEL/TYPER VIN

2003 NISSAN MAXIMA 408967

2000 TOYOTA CAMRY 108779

2005 HONDA CIVIC 102758

2010 LAND ROVER RANGE ROVER SPORT 238652

2009 GMC ACADIA 146646

Date of Publication: May 29, 2026

Published: Intermountain Jewish News

County Court, Denver, County, Colorado

1437 Bannock Street, Room 135

Denver, Colorado 80202, 720-865-7840

In the Matter of the Petition of:

Parent/Petitioner: NORMA ERIKA ALMEIDA PONCE DE LEON

Minor Child; BRANDON SORIA

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

Attorney or Party Without Attorney (Name and Address):

NORMA ERIKA ALEIDA PONCE DE LEON

NOTICE TO NON-CUSTODIAL PARENT BY PUBLICATION

Case Number: 26C00527, Courtroom: 186

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

Notice is given that a hearing is scheduled as follows:

Date: June 12, 2026

Time: 10:45 a.m.

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

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

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

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

Date: May 12, 2026.

NORMA ERIKA ALMEIDA PONCE DELON

5524 Eagle St, Denver CO 80226

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

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

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

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

Original Grantor(s): LAURA R BLAINEY

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

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

Date of Deed of Trust: November 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 22, 2022

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

Original Principal Amount: \$441,110.00

Outstanding Principal Balance: \$437,447.88

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO

PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice is hereby given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/25/2026

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

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

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

Attorney File # 48262593

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

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
2007 LIFAN 250	000354
1950 BUICK 56C	975435
1995 FORD MUSTANG	187494
2023 HYUNDAI KONA	944740
2014 DIAMOND C DEC210	161363

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case No. 2026PR30495

In the Matter of the Estate of

CHRISTINE LOUISE KENNEDY a/k/a

CHRISTINE KENNEDY a/k/a CHRIS KENNEDY a/k/a CHRISTINE L. KENNEDY, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe County, Colorado on or before September 22, 2026, or the claims may be forever barred.

WILLIAM KENNEDY a/k/a BILL KENNEDY

Personal Representative

c/o Lauren Beversluis, Esq. #30581

Frigon & Beversluis Law LLC

7887 E. Belleview Ave., Suite 1100

Englewood, CO 80111

Phone Number (720) 200-4025

Email: lauren@lbevlaw.com

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 2026

Published: Intermountain Jewish News

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

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

**District Court, Jackson County
Case No. 2026PR30003, Division: 1
Courtroom: 1**

In the Matter of the Estate of

JACK L. LEWIS a/k/a JACK LEE LEWIS a/k/a JACKIE LEE LEWIS a/k/a JACK LEWIS, 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 Jackson County, Colorado on or before September 22, 2026, or the claims may be forever barred.

Cathleen A. Lewis
Personal Representative
c/o Lauren Beversluis, Esq. #30581
Frigon & Beversluis Law LLC
7887 E. Belleview Ave., Suite 1100
Englewood, CO 80111
Phone Number (720) 200-4025
Email: lauren@lbevlaw.com

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 2026

Published: Intermountain Jewish News

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

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

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

Original Grantor(s): FELIPE SAENZ

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

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

Date of Deed of Trust: June 14, 2024

County of Recording: Denver

Recording Date of Deed of Trust: June 18, 2024

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

Original Principal Amount: \$407,483.00

Outstanding Principal Balance: \$402,104.97

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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 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

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

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.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00612; Division: Civil,

Courtroom: 100

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

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

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

Edition I at Cherry Creek Owners Association, Inc. c/o Derek Maul

220 Garfield St

Denver, CO 80206 Email: maulsderek@gmail.com

April 29th, 2026

Re: Notice of Amendments to the Edition I at Cherry Creek Declaration

Dear Mortgagee:

The Association is seeking your approval of a proposed Amended and Restated Declaration of Covenants, Conditions, Restrictions and Liens for Edition I at Cherry Creek (the "Proposed Amended and Restated Declaration"). We have enclosed the following documents for your review and approval: (1) The Proposed Amended and Restated Declaration

In order for the Association to meet quorum, ballots must be returned by homeowners holding at least 51% of the total votes of all homeowners (i.e., homeowners holding seven of the 12 total votes). In order for the Proposed Amended and Restated Articles to be adopted, at least seven homeowners must return their Ballots to achieve a quorum, and a majority of those Ballots returned must be cast in favor approving the Proposed Amended and Restated Articles. In order for the Proposed Amended and Restated Bylaws to be approved, at least two-thirds of the entire membership must vote in favor of the Amended and Restated Bylaws (i.e. nine Owners). In order for the Proposed Amended and Restated Declaration to be adopted, it must be approved by Owners representing at least 67% of the Townhouses (i.e. nine Owners) and 100% of the first mortgagees.

If Mortgagee does not give the association a negative response within 60 days of receipt of this Notice, will be deemed to have approved the proposed amendment. Responses to be sent via certified mail to the address below.

Thank you,

Board of Directors

Edition I at Cherry Creek Owners Association, Inc. 220 Garfield St

Denver, CO 80206

First Publication: May 29, 2026

Second Publication: June 5, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000177**

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): MARGUERITE M. ZAMBRANO

Original Beneficiary(ies): FIRSTBANK

Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust: October 02, 2018

County of Recording: Denver

Recording Date of Deed of Trust: October 11, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018131915

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$50,115.64

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 COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR BY THE DEED OF TRUST AND RELATED LOAN DOCUMENTS, AND OTHER VIOLATIONS OF THE NOTE AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

That part of Block 11, Sharon Park, beginning on the South line of said Block, 414.67 feet West of the Southeast corner of said Block, thence West 65 feet; then North to South line of West Amherst; thence East 65 feet; thence South to the point of beginning, City and County of Denver, State of Colorado.

Purported common address: 3074 W AMHERST AVE, DENVER, CO 80236.

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: TREVOR G BARTEL #40449

WOMBLE BOND DICKINSON (US) LLP 1601 19TH STREET, SUITE 1000, DENVER, CO 80202-2995 (303) 623-9000

Attorney File # 230403-00545

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. 2026-000128 To Whom It May Concern: On 3/04/2026 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: MARK D. HAGEN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 6/18/2003 Recorded Date of DOT: 7/02/2003 Reception No. of DOT: 2003134532 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$127,000.00 Outstanding Principal Amount as of the date hereof: \$98,660.40 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 17 AND THE NORTH 1/2 OF LOT 18, BLOCK 7, COLFAX AVENUE PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1624 ADAMS STREET, DENVER, COLORADO 80206

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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.

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000144 To Whom It May Concern: On 3/09/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FRANCISCO MANUEL MARTINEZ BORRAS and JHON FRANCO NOHRA BORRAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust

(DOT): 6/13/2024 Recorded Date of DOT: 6/18/2024 Reception No.of DOT: 2024056675 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$431,650.00 Outstanding Principal Amount as of the date hereof: \$426,591.60 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE SOUTH 1/2 OF LOT 13, BLOCK 15, SOUTHLAWN GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2425 W COLLEGE AVE, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 26-037067

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000151 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DONNA SHOCKS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 8/05/2022 Recorded Date of DOT: 8/08/2022 Reception No.of DOT: 2022103962 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$454,500.00 Outstanding Principal Amount as of the date hereof: \$434,614.82 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, BLOCK 4, GREEN VALLEY RANCH FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4582 BISCAY ST., DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 51621 GREG J WOJT, 925 E 4TH ST., WATERLOO, IA 50703 Phone #: (319) 243-2530 Fax #: (319) 232-6341 Attorney File #: CO260022

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000117 To Whom It May Concern: On 2/27/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARGARET LARKIN PULIS and JEFFREY PULIS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006- FR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FR1 Date of Deed of Trust (DOT): 9/07/2005 Recorded Date of DOT: 9/16/2005 Reception No. of DOT: 2005157486 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$375,000.00 Outstanding Principal Amount as of the date hereof: \$338,466.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF 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 1, EXCEPT THE REAR OR EASTERLY 6 FEET THEREOF, BLOCK 33, THE EASTERN CAPITAL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 198 COLORADO BLVD, DENVER, COLORADO 80206

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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-25-1026031-JH

Denver Juvenile Court

Denver County, Colorado

Court Address: 520 W. Colfax Ave. Denver, CO80204

In re: In the Interest of: WILLIAMS, JOVANI XAVIER

Petitioner: AVILES, MADELINE

and

Co-Petitioner/Respondent: HUDSON, ANTHONY KIRK/ WILLIAMS, MIRANDA

NOTICE OF HEARING

Case Number: 26JA20, Courtroom: 2F

To: AVILES, MADELINE/HUDSON, ANTHONY KIRK/WILLIAMS, MIRANDA Petitioner or Co-Petitioner/Respondent and attorney of record:

You are notified that a hearing has been set in the District Court or Juvenile Court, Division/Courtroom 2F at the above court address on 06/12/2026 (date) at 10AM (time). The hearing will take approximately 1 hours and will address the following issues:

Motion for Adoption

If you fail to appear at that hearing, the Court may enter Orders against you. Please do not bring children to the hearing. If you do bring children, your hearing may be vacated and you will have to re-schedule.

Date: 05/18/2026

CERTIFICATE OF SERVICE

I certify that on 05/18/2026 (date) a true and accurate copy of the **NOTICE OF HEARING** was served on the other party by: E-Filed

To: AVILES, MADELINE; HUDSON, ANTHONY KIRK; WILLIAMS, MIRIANDA.

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 2026

Published: Intermountain Jewish News

SHERIFF'S NOTICE OF SALE

Sale No. 26001777

This Combined Notice Concerns a Foreclosure Described as Follows:

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

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

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

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

Rubicon Properties LLC

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

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

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

YOU ARE NOTIFIED AS FOLLOWS:

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

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

PARCEL A:

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

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

PARCEL B:

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

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

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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000140 To Whom It May Concern: On 3/06/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below

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

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

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at
<https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the
said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying
the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses
of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.
Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax
Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions
on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding
rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two
weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO
CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last
Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER
COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder
of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893
AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155
Fax #: 303-274-0159 Attorney File #: CO25789

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000139 To Whom It May Concern: On 3/06/2026 the
undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below
to be recorded in Denver County. Original Grantor: BARD LEE SCHARLEMANN JR AKA BARD LEE
SCHARLEMANN and ALEXANDRA C KLOS AKA ALEXANDRA COLLEEN KLOS Original Beneficiary: MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CALIBER HOME LOANS,
INC. Current Holder of Evidence of Debt: NEWREZ LLC Date of Deed of Trust (DOT): 9/16/2019 Recorded Date of
DOT: 9/25/2019 Reception No.of DOT: 2019132345 DOT Recorded in Denver County. Original Principal Amount of
Evidence of Debt: \$345,950.00 Outstanding Principal Amount as of the date hereof: \$387,658.84 Pursuant to C.R.S.
§38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE
COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL
AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF
DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN
FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the
lien of the deed of trust. Legal Description of the Real Property: LOT 31, BLOCK 2, PERL-MACK SUBDIVISION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1164 S BEACH CT,
DENVER, CO 80219-4212

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at
<https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the
said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying
the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses
of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.
Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax
Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions
on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding
rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two
weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO
CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last
Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER
COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder
of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553
CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303)
350-3711 Attorney File #: 00000010743052

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000129 To Whom It May Concern: On 3/04/2026 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: SUWANNEE J. RICH and DUANE D. RICH Original Beneficiary: CANVAS CREDIT UNION Current Holder of Evidence of Debt: CANVAS CREDIT UNION Date of Deed of Trust (DOT): 8/02/2022 Recorded Date of DOT: 8/09/2022 Reception No. of DOT: 2022105522 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$54,595.93 Outstanding Principal Amount as of the date hereof: \$54,587.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 6, GATEWAY VILLAGE FILING 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14824 EAST 52ND AVENUE, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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 #: 26-036880

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000137 To Whom It May Concern: On 3/04/2026 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: DYLAN COLLISHAW Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC Current Holder of Evidence of Debt: TH MSR HOLDINGS LLC Date of Deed of Trust (DOT): 2/26/2021 Recorded Date of DOT: 3/03/2021 Reception No. of DOT: 2021039974 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$310,400.00 Outstanding Principal Amount as of the date hereof: \$313,688.70 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTH 68.00 FEET OF THE SOUTH 136.00 FEET OF THE EAST 100.00 FEET OF BLOCK 30, GUNNISON HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1875 S WYANDOT ST., DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 51621 GREG J

Intermountain Jewish News

Legal Notices, June 5, 2026

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WOJT, 925 E 4TH ST., WATERLOO, IA 50703 Phone #: (319) 243-2530 Fax #: (319) 232-6341 Attorney File #: CO260006

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000149 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CUAUHTEMOC VERA MORENO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/21/2020 Recorded Date of DOT: 7/21/2020 Reception No.of DOT: 2020103923 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$328,932.00 Outstanding Principal Amount as of the date hereof: \$295,025.39 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 19, BLOCK 5, CONCORD FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14680 E 43RD AVENUE, DENVER, CO 80239

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

HEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-035982

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000118 To Whom It May Concern: On 2/27/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: GILBERT ROJAS and CHERRELLE ROJAS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING LLC Date of Deed of Trust (DOT): 12/15/2021 Recorded Date of DOT: 12/21/2021 Reception No.of DOT: 2021232459 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$506,385.00 Outstanding Principal Amount as of the date hereof: \$471,792.52 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 22, BLOCK 2, GREEN VALLEY RANCH FILING NO. 68, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5135 ANDES ST, DENVER, CO 80249

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

HEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notices

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

Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 25CO00734-1

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.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000142 To Whom It May Concern: On 3/06/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SEAN COLLINGS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 7/24/2019 Recorded Date of DOT: 7/25/2019 Reception No. of DOT: 2019096569 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$250,381.00 Outstanding Principal Amount as of the date hereof: \$223,065.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 3, BLOCK 3, MOUAT'S ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 4684 YORK STREET, DENVER, CO 80216

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.

Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 22-026799

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000131 To Whom It May Concern: On 3/04/2026 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: DEISY LARA HERNANDEZ and FERNANDO CHAVEZ Original Beneficiary: WEINBERG SERVICING, LLC Current Holder of Evidence of Debt: WEINBERG SERVICING, LLC Date of Deed of Trust (DOT): 10/10/2019 Recorded Date of DOT: 12/23/2019 Reception No. of DOT: 2019180277 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$550,000.00 Outstanding Principal Amount as of the date hereof: \$550,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 4450 MORRISON ROAD, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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: TIMMINS, LLC Denver Registration #: 11719 EDWARD P TIMMINS, 450 EAST 17TH AVENUE, SUITE 210, DENVER, CO 80203 Phone #: (303) 592-4502 Fax #: (303) 592-4515 Attorney File #: 4450 MORRISON ROAD

Parcel A:

EXHIBIT A TO NOTICE OF ELECTION AND DEMAND FOR SALE BY PUBLIC TRUSTEE

Legal Description of Property

Parcel A: A parcel of land in the Northeast 1/4 Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows:

Commencing at a point on the North line of West Kentucky Avenue, 825 feet West and 30 feet North of the Southeast corner of the Northeast 1/4 Southwest 1/4 of said Section 18:
thence West along the North line of West Kentucky Avenue, a distance of 71.6 feet; thence Northwesterly, a distance of 172.9 feet to a point 196 feet Northeasterly from the intersection of the Southeasterly line of Morrison Road with the North line of West Kentucky Avenue; thence Northeasterly along the Southeasterly line of Morrison Road, a distance of 128.55 feet; thence South 72°40' East, a distance of 89.2 feet; thence South 88°50' East, a distance of 125.34 feet; thence South, parallel to the East line of said Northeast 1/4 Southwest 1/4, a distance of 21.3 feet; thence West, parallel to the North line of West Kentucky Avenue, a distance of 75 feet; thence South, parallel to the East line of said Northeast 1/4 Southwest 1/4, a distance of 50 feet; thence West, parallel to the North line of West Kentucky Avenue, a distance of 50 feet; thence South, parallel to the East line of said Northeast 1/4 Southwest 1/4, a distance of 120 feet to the Point of Beginning, City and County of Denver, State of Colorado,

EXCEPT the following described parcel:

Parcel A-I:

A parcel of land located in the Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., described as follows:

Beginning at a point on the Southeasterly right of way line of U.S. Highway 285 (State Highway 8), sometimes known as Morrison Road, said point being 368.9 feet, North 47° 11' 17" East on an assumed bearing, measured along said

Southeasterly right of way line of said U.S. Highway 285, from the point of intersection of the South line of the Northeast 1/4 Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., and the aforesaid Southeasterly right of way line of U.S. Highway 285: thence South 73°14'43" East, a distance of 89.20 feet; thence South 88°18'05" East, a distance of 44.76 feet to the True Point of Beginning: thence continuing South 88°18'05" East, a distance of 80.14 feet; thence South 00°41'27" East, parallel with the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 18, a distance of 21.30 feet: thence North 90°00'00" West, parallel with the South line of said Northeast 1/4 Southwest 1/4, a distance of 75.00 feet; thence South 00°41'27" East, parallel with the East line of said Northeast 1/4 Southwest 1/4, a distance of 50.00 feet; thence North 90°00'00" West, parallel with the South line of said Northeast 1/4 Southwest 1/4, a distance of 7.00 feet; thence North 00°49'03" East, a distance of 73.68 feet, more or less, to the True Point of Beginning, City and County of Denver, State of Colorado.

And EXCEPT the following described parcel: Parcel A-2:

Any portion of Parcel A, lying East of the West line of Parcel A-1, City and County of Denver, State of Colorado
Parcel B:

A parcel of land located in the Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., described as follows:

Beginning at a point on the Southeasterly right of way line of U.S. Highway 285 (State Highway 8), sometimes known as Morrison Road, said point being 368.9 feet, North 47° 11' 17" East on an assumed bearing, measured along said Southeasterly right of way line of said U.S. Highway 285 from the point of intersection of the South line of the Northeast 1/4 Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., and the aforesaid Southeasterly right of way line of U.S. Highway 285; thence South 72°40' East, 89.2 feet; thence South 88°50' East, 52 feet: thence Northerly 70 feet; thence North 86°52' West, 7 feet; thence North 80°30' West, 73.15 feet: thence South 47° 46' West, 80.30 feet, more or less, to the Point of Beginning, City and County of Denver, State of Colorado,

EXCEPTING therefrom a parcel of land located in the Southwest 1/4 of Section 18, Township 4 South Range 68 West of the 6th P.M., described as follows:

Parcel B-1:

Beginning at a point on the Southeasterly right of way line of U.S. Highway 285 (State Highway 8), sometimes known as Morrison Road, said point being 368.9 feet, North 47°11' 17" East on an assumed bearing, measured along said Southeasterly right of way line of said U.S. Highway 285, from the point of intersection of the South line of the Northeast 1/4 Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., and the aforesaid Southeasterly right of way line of U.S. Highway 285; thence South 73°14'43" East, a distance of 89.20 feet; thence South 88°18'05" East, a distance of 44.76 feet to the True Point of Beginning; thence continuing South 88°18'05" East, a distance of 7.24 feet; thence North 00°37'57" East, a distance of 70.18 feet; thence South 87°26'43" West, a distance of 7.00 feet; thence South 00°49'03" West a distance of 70.28 feet, more or less, to the True Point of Beginning, City and County of Denver, State of Colorado,

And EXCEPT the following described parcel:

Parcel B-2: Any portion of Parcel B, lying East of the West line of Parcel B-1, City and County of Denver, State of Colorado

Property address (for information only): 4450 Morrison Road Denver, CO 80219

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000119 To Whom It May Concern: On 3/03/2026 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: VICTORY PARTNERS REAL ESTATE LLC, A COLORADO LIMITED LIABILITY COMPANY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KIAVI FUNDING, INC., 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 OF OBX 2024-NQM1 TRUST Date of Deed of Trust (DOT): 5/17/2023 Recorded Date of DOT: 5/23/2023 Reception No. of DOT: 2023046771 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$406,200.00 Outstanding Principal Amount as of the date hereof: \$399,029.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1937 SOUTH MONROE STREET, DENVER, CO 80210-3732

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 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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-25-1028234-JH

EXHIBIT A

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

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF LOT 36, BLOCK 13, UNIVERISTY PARK AMENDED MAP TO BEAR SOUTH 89 DEGREES 44' 29" WEST, A DISTANCE OF 190.07 FEET BETWEEN A FOUND 20.00 FOOT OFFSET CHISELED CROSS AT A POINT ON THE SOUTH LINE OF LOT 36 EXTENDED EASTERLY 20.00 FEET FROM ITS SOUTHEAST CORNER AND A SET #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED "FLATIRONS SURV 38409" AT POINT ON THE SOUTH LINE OF LOT 36 EXTENDED WESTERLY 20.00 FEET FROM ITS SOUTHWEST CORNER AND ON THE WEST LINE OF A VACATED 20.00 FOOT ALLEY, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG THE SOUTH LINE OF LOT 36 SOUTH 89 DEGREES 44' 29" WEST, A DISTANCE OF 104.20 FEET; THENCE NORTH 11 DEGREES 12' 55" WEST, A DISTANCE OF 61 .26 FEET THENCE NORTH 90 DEGREES 00' 00" EAST A DISTANCE OF 104.20 FEET TO A POINT ON THE EAST LINE OF BLOCK 13; THENCE ALONG SAID EAST LINE OF BLOCK 13; SOUTH 00 DEGREES 12' 55" EAST A DISTANCE OF 60.79 FEET MORE OR LESS TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

FOR INFORMATION PURPOSES ONLY: 1937 SOUTH MONROE STREET, DENVER, CO 80210-3732

APN/PARCEL ID: 05251-04-031 -000

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00414; Division: Civil,

Courtroom: 175

Public Notice is given on 04-17-2026 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 galen conner hughes-butler be changed to galen conner butler.

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00551; Division: Civil,

Courtroom: 186

Public Notice is given on May 15th, 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 REMI MAE NOWZSKI be changed to REMI MAE NAROWSKI.

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE

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

THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of

the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 715 S ALTON WAY UNIT 7A, DENVER, CO 80247
NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 26-037129

LEGAL DESCRIPTION

Parcel I

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

Parcel II

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

Parcel III

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

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

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

District Court, Jefferson County

Case No. 2026PR30566, Division: 11

Courtroom: 140

In the Matter of the Estate of

ANNE ELIZABETH SAMPLE a/k/a ANNE E. SAMPLE, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Jefferson County, Colorado on or before September 22, 2026, or the claims may be forever barred.

MARTHA ANN EDWARDS

Personal Representative

c/o Benbow Law, LLC

3900 E. Mexico Ave., Suite 300

Denver, CO 80210

BRYAN C. BENBOW, Esq. Atty. Reg. #: 37011

Attorney for the Personal Representative

Benbow Law, LLC

3900 E. Mexico Ave. Suite 300

Denver, CO 80210

Phone Number: (720) 305-9909

FAX Number: (303) 927-0809

E-mail: bryan@benbowlawcolorado.com

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000150 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN MCCLOSKEY Original Beneficiary: U.S. BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: U.S.BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 10/18/2018 Recorded Date of DOT: 10/24/2018 Reception No.of DOT: 2018138097 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$189,000.00 Outstanding Principal Amount as of the date hereof: \$164,093.58 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 715 S CLINTON ST 15B, DENVER, CO 80247

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-26-1036840-JH

PARCEL I:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

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

PARCEL II:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 15-B, (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 211), IN BUILDING NO. 17, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO.

PARCEL III:

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

TOGETHER WITH:

- (1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 83 IN PARKING LOT NO. P-2 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
 - (2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.
 - (3) A RIGHT-OF-WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE DESCRIBED.
 - (4) THE RIGHT TO USE STAIRS, HALLS, PASSAGeways AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
 - (5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
- CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000148 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DIMITRIUS LLC, A COLORADO LIMITED COMPANY Original Beneficiary: PARIS HOTEL BUILDING INC, A COLORADO CORPORATION Current Holder of Evidence of Debt: PARIS HOTEL BUILDING INC., A COLORADO CORPORATION Date of Deed of Trust (DOT): 12/04/2020 Recorded Date of DOT: 12/04/2020 Reception No.of DOT: 2020203876 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$322,500.00 Outstanding Principal Amount as of the date hereof: \$352,209.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES THAT THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: UNIT 2195, PARIS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JUNE 30, 2006 UNDER RECEPTION NO. 2006103029 AND AMENDED BY MAP RECORDED SEPTEMBER 8, 2020 UNDER RECEPTION NO. 2020142988 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED ON JUNE 30, 2006, UNDER RECEPTION NO. 2006103028 AND SUPPLEMENT RECORDED SEPTEMBER 8, 2020 UNDER RECEPTION NO. 2020142988 IN THE RECORDS OF THE CLERK AND RECORDER, OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2195 ARAPAHOE STREET, DENVER, CO 80205

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: CARVER LAW, LLC Denver Registration #: 25672 JOHN D CARVER, 600 SEVENTEENTH STREET, SUITE #2800 SOUTH, DENVER, CO 80228 Phone #: 7209328510 Attorney File #: 11685

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000156 To Whom It May Concern: On 3/11/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARIO CARDENAS and MARIA GUADALUPE PINON FAVELA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE, FOR AMERICAN FINANCING CORPORATION Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC Date of Deed of Trust (DOT): 6/26/2017 Recorded Date of DOT: 7/05/2017 Reception No.of DOT: 2017087547 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$203,250.00 Outstanding Principal Amount as of the date hereof: \$167,420.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7, BLOCK 11, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4950 EAGLE STREET, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 25CO00777-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000098 To Whom It May Concern: On 2/20/2026 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: ANDREA SANDERS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/12/2020 Recorded Date of DOT: 2/20/2020 Reception No. of DOT: 2020025224 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$179,000.00 Outstanding Principal Amount as of the date hereof: \$181,720.37 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 6846 E ARCHER DR, DENVER, CO 80230

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of June 25, 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: 5/01/2026 Last Publication: 5/29/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/07/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-26-1033490-JH

EXHIBIT A

PARCEL 1:

SOLELY THE LEASEHOLD INTEREST LOCATED UPON THAT PARCEL OF LAND COMMONLY KNOWN AS 6846 E ARCHER DRIVE, LEGAL DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 1, BOULEVARD ONE FILING NO. 4, LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, FROM WHICH THE WEST LINE OF SAID LOT 1 BEARS NORTH 00°00'29" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE NORTH 47°41'37" EAST, 101.73 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°11'29" WEST, 4.82 FEET; THENCE SOUTH 89°27'45" WEST, 7.64 FEET;

THENCE NORTH 00°03'36" WEST, 34.67 FEET; THENCE NORTH 89°20'52" EAST, 7.11 FEET;

THENCE NORTH 00°26'08" EAST, 4.71 FEET; THENCE NORTH 89°47'38" EAST, 14.68 FEET;

THENCE SOUTH 00°00'04" EAST, 4.85 FEET; THENCE SOUTH 89°59'56" WEST, 0.87 FEET TO THE CENTER OF A PARTY WALL; THENCE ALONG SAID PARTY WALL, SOUTH 00°00'00" WEST, 34.58 FEET; THENCE DEPARTING SAID PARTY WALL, SOUTH 89°56'20" EAST, 0.45 FEET; THENCE SOUTH 00°03'40" WEST, 4.91 FEET; THENCE NORTH 89°41'13" WEST, 13.72 FEET TO THE POINT OF BEGINNING,

ACCORDING TO THE IMPROVEMENT SURVEY PLAT RECORDED JANUARY 21, 2020 AT RECEPTION NO.

2020008196, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOULEVARD ONE TOWNHOMES AT LOWRY RECORDED DECEMBER 16, 2019 AT RECEPTION NO. 2019175740, AND SUBJECT TO THE LAND LEASE RECORDED ON 2/14/2020 AT RECEPTION #2020022335 ALL IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

SOLELY THE IMPROVEMENTS LOCATED UPON THAT PARCEL OF LAND COMMONLY KNOWN AS 6846 E ARCHER DRIVE, LEGAL DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF LOT 1, BLOCK 1, BOULEVARD ONE FILING NO. 4, LOCATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, FROM WHICH THE WEST LINE OF SAID LOT 1 BEARS NORTH 00°00'29" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE NORTH 47°41 '37" EAST, 101.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°11'29" WEST, 4.82 FEET; THENCE SOUTH 89°27'45" WEST, 7.64 FEET; THENCE

NORTH 00°03'36" WEST, 34.67 FEET; THENCE NORTH 89°20'52" EAST, 7.11 FEET; THENCE

NORTH 00°26'08" EAST, 4.71 FEET; THENCE NORTH 89°47'38" EAST, 14.68 FEET; THENCE

SOUTH 00°00'04" EAST, 4.85 FEET; THENCE SOUTH 89°59'56" WEST, 0.87 FEET TO THE CENTER OF A PARTY WALL; THENCE ALONG SAID PARTY WALL, SOUTH 00°00'00" WEST,

34.58 FEET; THENCE DEPARTING SAID PARTY WALL, SOUTH 89°56'20" EAST, 0.45 FEET;

THENCE SOUTH 00°03'40" WEST, 4.91 FEET; THENCE NORTH 89°41'13" WEST, 13.72 FEET TO THE POINT

OF BEGINNING, ACCORDING TO THE IMPROVEMENT SURVEY PLAT RECORDED JANUARY 21, 2020 AT RECEPTION NO. 2020008196, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOULEVARD ONE TOWNHOMES AT LOWRY RECORDED DECEMBER 16, 2019 AT RECEPTION NO.

2019175740, AND SUBJECT TO THE LAND LEASE RECORDED ON 2/14/2020 AT RECEPTION #2020022335

ALL IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER,

COLORADO, AS AMENDED FROM TIME TO TIME.

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 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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00503; Division: Civil,

Courtroom: 186

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

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

First Publication: May 22, 2026

Second Publication: May 29, 2026

Third Publication: June 5, 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 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**

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000145 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: PAUL B. HENDERSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC Date of Deed of Trust (DOT): 9/18/2017 Recorded Date of DOT: 9/22/2017 Reception No.of DOT: 2017125306 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$139,000.00 Outstanding Principal Amount as of the date hereof: \$125,712.07 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE

FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN

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

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust. THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO26411

Exhibit A

A PORTION OF LOTS 37 AND 38, BLOCK 126, COLFAX TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

PUBLIC NOTICE

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

EXCEPTING THEREFROM:

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

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

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

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

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000135 To Whom It May Concern: On 3/06/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KARI MUGAVERO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC Date of Deed of Trust (DOT): 9/04/2020 Recorded Date of DOT: 9/15/2020 Reception No.of DOT: 2020148871 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$877,500.00 Outstanding Principal Amount as of the date hereof: \$374,101.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HOLDER, THROUGH ITS ATTORNEYS, GIVES NOTICE AND DECLARES THAT THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 111 S MONROE ST UNIT B102, DENVER, CO 80209 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 26-037088

LEGAL DESCRIPTION

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

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.

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

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

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

District Court, El Paso County

Case No. 2026PR030399, Division: PR1

In the Matter of the Estate of

MARY A. RUTHER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of El Paso, County, Colorado, on or before 09/29/2026 or the claims may be forever barred.

ROBERT J. HERCHER

Personal Representative

2679 W. Main St. 300-718

Littleton, CO 80120

Phone Number:303-257-1321

E-mail: bob@rjhercher.com

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE

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

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

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

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

HEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 26-037127

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000157 To Whom It May Concern: On 3/12/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LIZBETH VALDEZ ROJAS and JAHDIEL MACHORRO LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/18/2023 Recorded Date of DOT: 9/20/2023 Reception No. of DOT: 2023089931 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$463,200.00 Outstanding Principal Amount as of the date hereof: \$454,725.40 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 16, BLOCK 1, MONTBELLO NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 14781 RANDOLPH PL, DENVER, CO 80239

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 26-037068

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000154 To Whom It May Concern: On 3/11/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KENIA MARQUEZ and JESUS JOSE MARQUEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2006-FRE1 ASSEST-BACKED PASS-THROUGH CERTIFICATES Date of Deed of Trust (DOT): 4/24/2006 Recorded Date of DOT: 5/08/2006 Reception No. of DOT: 2006071038 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$176,000.00 Outstanding Principal Amount as of the date hereof: \$106,539.19 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 8, MAR-LEE MANOR, FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 4/8/2019 AT RECEPTION NO. 2019041648 TO CORRECT LEGAL DESCRIPTION. Which has the address of 1852 S QUITMAN ST, DENVER, CO 80219

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 19-021255

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000120 To Whom It May Concern: On 3/03/2026 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: SHEMSA BAKARI JUMA and JERRY AH LIANG NG PIANG CHANG Original Beneficiary: 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 (DOT): 2/27/2024 Recorded Date of DOT: 2/28/2024 Reception No.of DOT: 2024015801 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$500,762.00 Outstanding Principal Amount as of the date hereof: \$494,347.09 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, BLOCK 1, GREEN VALLEY RANCH FILING NO. 70, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4895 HALIFAX CT, DENVER, CO 80249

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34531 ALISON L. BERRY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 25-035810

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000133 To Whom It May Concern: On 3/05/2026 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: JIAFU LI Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC Date of Deed of Trust (DOT): 3/18/2024 Recorded Date of DOT: 3/22/2024 Reception No.of DOT: 2024023686** DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$407,000.00 Outstanding Principal Amount as of the date hereof: \$400,407.73 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 18 TO 20, INCLUSIVE, BLOCK 27, VALVERDE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 3, PAGE 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**THE DEED OF TRUST LEGAL DESCRIPTION WAS CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED ON 2/19/2026 AT RECEPTION NO. 2026019837, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1370 W CENTER AVE, DENVER, CO 80223

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO26210

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000141 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JORGE ANTONIO HERNANDEZ Original Beneficiary: FITZSIMONS FEDERAL CREDIT UNION Current Holder of Evidence of Debt: FITZSIMONS FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 10/03/2022 Recorded Date of DOT: 10/13/2022 Reception No. of DOT: 2022130606 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$221,887.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: FAILURE TO MAKE PROMISSORY NOTE PAYMENTS THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 247, BLOCK 1, GRANVILLE SUBDIVISION FILING NO. 2, CITY AND COUNTY OF DENVER STATE OF COLORADO Which has the address of 1811 S. QUEBEC WAY, UNIT #247, DENVER, COLORADO 80231

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HARRY L SIMON P.C. Denver Registration #: 7942 HARRY L SIMON, 10200 EAST GIRARD AVENUE, BUILDNG B SUITE 120, DENVER, CO 80231 Phone #: 3037586601 Attorney File #: 1811 S. QUEBEC WAY, UNIT 247

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000121 To Whom It May Concern: On 3/03/2026 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: ELISABETH L MORRISSEY and KAREN A MORRISSEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER Current Holder of Evidence of Debt: CITIGROUP MORTGAGE LOAN TRUST 2021-RP4 Date of Deed of Trust (DOT): 12/10/2003 Recorded Date of DOT: 12/30/2003 Reception No. of DOT: 2003269532 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$160,000.00 Outstanding Principal Amount as of the date hereof: \$112,189.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 7 AND 8, BLOCK 6, KETTLES ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 354 LINCOLN STREET, DENVER, CO 80203

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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 #: 00000010687903

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000152 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SAEID GHAEMI Original Beneficiary: SOOPER CREDIT UNION Current Holder of Evidence of Debt: SOOPER CREDIT UNION D/B/A CLIMB CREDIT UNION Date of Deed of Trust (DOT): 7/02/2020 Recorded Date of DOT: 7/14/2020 Reception No.of DOT: 2020099773 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$500,000.00 Outstanding Principal Amount as of the date hereof: \$479,445.83 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PART OF LOT 11, SMEDLEY'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF XAVIER STREET WHICH IS 30 FEET WEST AND 512 FEET NORTH OF THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH ALONG THE WEST LINE OF XAVIER STREET A DISTANCE OF 60 FEET TO A POINT 30 FEET WEST AND 89.77 FEET SOUTH OF THE ORIGINAL NORTHEAST CORNER OF SAID LOT 11; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF WEST 8TH AVENUE A DISTANCE OF 125 FEET TO A POINT 150 FEET EAST OF THE EAST LINE OF YATES STREET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF YATES STREET A DISTANCE OF 60 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF WEST 8TH AVENUE A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO, . Which has the address of 885 XAVIER STREET, DENVER, CO 80204

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 60671 NOAH BOWERS, 514 KIMBARK STREET, PO BOX 298, LONGMONT, CO 80502 Phone #: (303) 772-6666 Attorney File #: 885 XAVIER STREET

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000114 To Whom It May Concern: On 2/25/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: HIT DEVELOPMENT GROUP 2, LLC Original Beneficiary: INDICATE CAPITAL REIT, LLC Current Holder of Evidence of Debt: INDICATE CAPITAL REIT, LLC Date of Deed of Trust (DOT): 10/11/2022 Recorded Date of DOT: 10/12/2022 Reception No.of DOT: 2022130206 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$1,592,000.00 Outstanding Principal Amount as of

the date hereof: \$1,592,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS THAT WERE VIOLATED UNDER THE DEBT, THE DEED OF TRUST, OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ARE AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE. 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 2637 WEST 23RD AVENUE, DENVER, CO 80211 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of June 25, 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: 5/01/2026 Last Publication: 5/29/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/07/2026 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: BURNS WALL AND MUELLER PC Denver Registration #: 12217 ROBERT T. COSGROVE, BURNS, WALL AND MUELLER, P.C., 303 EAST 17TH AVENUE, SUITE 920, DENVER, COLORADO 80203-1299 Phone #: 303-830-7000 Attorney File #: 2637 WEST 23RD AVENUE

EXHIBIT A

Description of Property:

EAST 1/2 OF LOT 20 AND THE WEST 15.62 FEET OF LOT 19, BLOCK 11, HIGHLAND TERRACE, AS SHOWN ON THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED JUNE 25, 2020
AT

RECEPTION NO. 2020088596, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
EXCEPT THE NORTHERLY 3 FEET OF SAID LOTS AS CONVEYED TO THE CITY AND COUNTY OF DENVER IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 14, 2020 UNDER RECEPTION NO. 2020148804, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also Known As:

2637 West 23rd Avenue Denver, CO 80211

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No.2026-000147 To Whom It May Concern: On 3/10/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: FALLON J WARD Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 7/07/2022 Recorded Date of DOT: 7/07/2022 Reception No.of DOT: 2022091486 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$315,980.00 Outstanding Principal Amount as of the date hereof: \$303,870.89 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1366 GARFIELD ST UNIT 105, DENVER, CO 80206 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice is Hereby Given that I will, at 10:00 AM in the forenoon of July 9, 2026, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/15/2026 Last Publication: 6/12/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated:4/21/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder

of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 26-036792

LEGAL DESCRIPTION

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

CONDOMINIUM UNIT 105, NORSEMAN CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 28, 1978 IN BOOK 1820 AT PAGE 590 AND CONDOMINIUM MAP RECORDED ON DECEMBER 28, 1978 IN BOOK 9 AT PAGE 21, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS; PARKING SPACE 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000125 To Whom It May Concern: On 3/04/2026 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: HAYDEN A. ROSSELL Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 2/11/2022 Recorded Date of DOT: 2/15/2022 Reception No. of DOT: 2022021616 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$251,230.00 Outstanding Principal Amount as of the date hereof: \$236,567.97 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 10 N OGDEN ST, 204, DENVER, CO 80218-3831

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 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO26387

EXHIBIT A

CONDOMINIUM UNIT 204, THE COUNTRY CLUB FLATS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED SEPTEMBER 09, 2005, AT RECEPTION NO. 2005152520, 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COUNTRY CLUB FLATS RECORDED ON SEPTEMBER 09, 2005, AT RECEPTION NO. 2005152522, IN SAID RECORDS. TOGETHER WITH THE EXCLUSIVE USE OF STORAGE SPACE NO. 4 AS DESIGNATED ON THE RECORDED CONDOMINIUM PLAT AS A LIMITED COMMON ELEMENT, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE DECLARATION FOR THE COUNTRY CLUB FLATS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

Denver Probate Court

Case 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.

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

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

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000104 To Whom It May Concern: On 2/23/2026 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES D PETERS JR Original Beneficiary: 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 (DOT): 4/30/2021 Recorded Date of DOT: 5/06/2021 Reception No.of DOT: 2021087857 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$184,736.35 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7170 E PRINCETON AVE #2, 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 June 25, 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: 5/01/2026 Last Publication: 5/29/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/07/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-26-1036093-JH

EXHIBIT A

THE LAND REFERRED TO HERIN BELOW IS DESCRIBED AS FOLLOWS:

RESIDENCE NO.2, TARA MANSION ACCORDING TO THE MAP THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 27 TO 31 AND AMENDED MAP RECORDED IN PLAT BOOK 4, PAGES 139 TO 143 TOGETHER WITH AND SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CONDOMINIUM DECLARATION RECORDED JANUARY 6, 1975, IN BOOK 994, AT PAGE 268, AND AMENDMENT NO. 1, RECORDED OCTOBER 7, 1975, IN BOOK 1133, AT PAGE 282 AND AMENDMENT NO. 2, RECORDED MARCH 26, 1976 IN BOOK 1213, PAGE 613 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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. 2026-000169**

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

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

Original Grantor(s): JAVIER NAVA-ROMERO

Original Beneficiary(ies): BELLCO CREDIT UNION

Current Holder of Evidence of Debt: BELLCO CREDIT UNION

Date of Deed of Trust: October 12, 2016

County of Recording: Denver

Recording Date of Deed of Trust: October 19, 2016

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

Original Principal Amount: \$25,000.00

Outstanding Principal Balance: \$20,617.42

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notices

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: 03/23/2026

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 # 20-024138

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

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

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

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

Original Grantor(s): YVETTE FAAUAA AND TOSI FAAUAA

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

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

Date of Deed of Trust: July 24, 2024

County of Recording: Denver

Recording Date of Deed of Trust: July 26, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024068566

Original Principal Amount: \$373,117.00

Outstanding Principal Balance: \$368,604.29

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 31, BLOCK 5, FIRST CREEK FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 18978 E 58TH AVE, DENVER, CO 80249.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/24/2026

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

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

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

Attorney File # 25-035195

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

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

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

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

Original Grantor(s): PAUL B HAERR

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

Current Holder of Evidence of Debt: BOKF, N.A. Date of Deed of Trust: November 23, 2020

County of Recording: Denver

Recording Date of Deed of Trust: December 01, 2020

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.

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/25/2026

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

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

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

Attorney File # CO-26-1036608-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000170

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

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

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

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

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

Date of Deed of Trust: October 11, 2022

County of Recording: Denver

Recording Date of Deed of Trust: October 12, 2022

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

Original Principal Amount: \$1,870,000.00

Outstanding Principal Balance: \$1,870,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: THE LOAN HAS NOT BEEN PAID AS REQUIRED, HAS BEEN ACCELERATED, AND GRANTOR HAS BREACHED CERTAIN OTHER AGREEMENTS WITH THE HOLDER WHICH CONSTITUTE DEFAULTS UNDER THE DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/23/2026

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

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

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

Attorney File # 1642 AND 1652 NORTH LAFAYETTE STREET

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

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

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

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

Original Grantor(s): CAROLYN JACKSON

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

Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC

Date of Deed of Trust: May 27, 2015

County of Recording: Denver

Recording Date of Deed of Trust: June 08, 2015

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

Original Principal Amount: \$247,816.00

Outstanding Principal Balance: \$204,800.82

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be 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.

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notice

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

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/24/2026

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

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

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

Attorney File # CO-25-1028237-JH

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000122 To Whom It May Concern: On 3/04/2026 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: GUSTAVO E MARTINEZ-MORALES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 4/10/2019 Recorded Date of DOT: 4/11/2019 Reception No. of DOT: 2019043365 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$185,085.00 Outstanding Principal Amount as of the date hereof: \$165,921.21 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 3141 S TAMARAC DRIVE, APT G104, DENVER, CO 80231

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 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 #: 26-036696

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 104, BUILDING NO. G, SHADOW WOOD CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 18, 1979 IN BOOK 1939 AT PAGE 46, AND FIRST AMENDMENT TO SAID DECLARATION RECORDED JULY 20, 1979, IN BOOK 1964 AT PAGE 639, AND CONDOMINIUM MAP RECORDED ON JUNE 18, 1979 IN BOOK 12 AT PAGE 24 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE G104, PARKING SPACE 202, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

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

Original Grantor(s): MARY L. LOVETT

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

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

Date of Deed of Trust: November 10, 2021

County of Recording: Denver

Recording Date of Deed of Trust: December 21, 2021

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

Original Principal Amount: \$1,020,000.00

Outstanding Principal Balance: \$349,922.76

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO PAY PROPERTY CHARGES, INCLUDING, BUT NOT LIMITED TO, REAL PROPERTY TAXES AND BORROWER'S FAILURE TO PERFORM OBLIGATIONS UNDER THE DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAINTAIN HAZARD INSURANCE AND/OR TO PAY HAZARD INSURANCE PREMIUMS AND PROVIDE EVIDENCE OF PAYMENT.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/20/2026

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

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

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

Attorney File # 26-037183

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00555; Division: Civil,

Courtroom: 186

Public Notice is given on 5/15/26 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of ERICA PAIGE SPITZ be changed to ERICA PAIGE MARYMAN.

First Publication: May 29, 2026

Second Publication: June 5, 2026

Third Publication: June 12, 2026

Published: Intermountain Jewish News

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.

**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. 2026-000181

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

Intermountain Jewish News

Legal Notices, June 5, 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: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/27/2026

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

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

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

Attorney File # 48244431

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

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2026-000126 To Whom It May Concern: On 3/04/2026 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: BRANDON JAY GRAFF Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PNC BANK, NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/09/2021 Recorded Date of DOT: 7/13/2021 Reception No.of DOT: 2021132367 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$229,140.00 Outstanding Principal Amount as of the date hereof: \$208,599.91 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 7665 E. EASTMAN AVE. #A301, DENVER, CO 80231

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

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 2, 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: 5/08/2026 Last Publication: 6/05/2026 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 4/14/2026 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 48306 STEVEN BELLANTI, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-26-1035601-JH

Exhibit A

CONDOMINIUM UNIT NO. 301, BUILDING A, SHADOW WOOD CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON JUNE 18, 1979, UNDER RECEPTION NO. 44936, AND FIRST SUPPLEMENT TO CONDOMINIUM MAP RECORDED ON SEPTEMBER 12, 1980, UNDER RECEPTION NO. 44138, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE SHADOW WOOD CONDOMINIUM RECORDED ON JUNE 18, 1979 IN BOOK 1939 AT PAGE 46, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE DENVER COUNTY, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE 301A, PARKING SPACE 41, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

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

Original Grantor(s): LEONARD GARCIA, JR

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

Intermountain Jewish News

Legal Notices, June 5, 2026

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Current Holder of Evidence of Debt: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2025-3

Date of Deed of Trust: January 15, 2025

County of Recording: Denver

Recording Date of Deed of Trust: January 21, 2025

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

Original Principal Amount: \$1,080,000.00

Outstanding Principal Balance: \$1,074,768.77

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/25/2026

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

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

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

Attorney File # 48262165

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

COMBINED NOTICE - PUBLICATION

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

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

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

Original Grantor(s): ERIC P. HERRMANN

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

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

Date of Deed of Trust: November 06, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 15, 2021

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

Original Principal Amount: \$149,702.00

Outstanding Principal Balance: \$138,207.47

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LEGAL DESCRIPTION

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice is hereby given that I will at public auction, at 10:00 A.M. on Thursday, 07/23/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 5/29/2026

Last Publication: 6/26/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/23/2026

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

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

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

Attorney File # 26-036919

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

COMBINED NOTICE - PUBLICATION

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

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

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

Original Grantor(s): ZACHERY RYAN VALENZUELA

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

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

Date of Deed of Trust: November 17, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 18, 2021

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

Original Principal Amount: \$449,550.00

Outstanding Principal Balance: \$453,873.96

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

EXHIBIT A

CONDOMINIUM UNIT 3Q, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) B2-6, AND STORAGE SPACE(S) S2-38, PALACE LOFTS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON FEBRUARY 27, 1998, WITH RECEPTION NUMBER 9800029350, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN PALACE LOFTS CONDOMINIUMS CONDOMINIUM DECLARATION RECORDED ON FEBRUARY 27, 1998, WITH RECEPTION NUMBER 9800029349, IN SAID RECORDS.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 03/31/2026

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

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

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

Attorney File # CO-26-1049782-JH

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

NOTICE OF SALE

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

Year/Make/Model	Vin #
2013 Ford Fusion	359666
1994 GMC Sierra Pickup	560562
2012 VW Jetta	408931

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000186

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

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

Original Grantor(s): NANNETTE L. ARCHULETA

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

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

County of Recording: Denver

Recording Date of Deed of Trust: April 08, 2021

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

Original Principal Amount: \$450,000.00

Outstanding Principal Balance: \$467,645.73

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

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

Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made 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.

Public Notice

Two L's Recovery, LLP
1370 Simms St., Lakewood
720-900-5389

Is seeking title to:

YEAR/MAKE/MODEL	VIN #
1969 GMC C10	A28011
2003 CHEVY SILVERADO	403608

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

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

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notices

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

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.

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

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

YEAR/MAKE/MODEL	VIN #
2006 HYUNDAI SONATA	059651
1992 FORD F150	A60520
2011 NISSAN JUKE	012736
2005 BMW X5	V11337

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

**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.

Public Notice for vehicles to be sold by CR TOWING

PUC: T04048

3037 West Stanford Dr.

Englewood, CO 80110

Phone: 720-474-1802

Year/Make/Model	Vin #
2001 GMC 1500 P/U RED	1Z9518
2010 SUBARU OUTBACK WHITE	351887

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **A-A TOWING, INC.** abandoned vehicle sale: Address: 314 S. Santa Fe Ave., Fountain, CO 80817, Phone: (719) 382-7741.

YEAR/MAKE/MODEL	VIN
2016 RAM 3500 PK	361256
2016 CHEVY EQUINOX UP	296651

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

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.

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2009 Sento 50	120111
2009 Nissan Sentra	645376
2003 Nissan Xterra	667525
2008 GMC Acadia	149008
2007 Chevrolet Avalanche	181300
2000 Chevrolet Blazer	154694
2011 Chevrolet Impala	137221

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

NOTICE OF BUDGET

(Pursuant to 29-1-106, C.R.S.)

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of the Colorado Channel Authority (CCA) for the fiscal year July 1, 2026 through June 30, 2027. A copy of such proposed budget has been filed in the office of CCA at the Office of Legislative Legal Services, State Capitol Building, Room 091, 200 East Colfax Avenue, Denver, Colorado, Attention: Jennifer Berman where the same is open for public inspection. Such proposed budget will be considered at a virtual meeting of the Board of Directors of CCA to be held on June 5, 2026 at 1:30 p.m. Information on how to listen to the meeting can be found at <https://www.coloradochannel.net>. Any interested elector within CCA's boundaries may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Date of Publication: June 5, 2026

Published: Intermountain Jewish News

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

Intermountain Jewish News

Legal Notices, June 5, 2026

www.ijn.com/legal-notices

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

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 07/30/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/5/2026

Last Publication: 7/3/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/01/2026

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

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

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

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.