

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

**District Court, Arapahoe County
Case No. 2026PR30650, Division: CLX
In the Matter of the Estate of
Linda A. Leiser, Deceased.**

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

Stephan Adams
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111

Denise Hoffman White, Esq., Atty. Reg. #33143

Joseph A. Orrino, Esq., Atty. Reg. #50499

Kathryn Kaylor, Esq., Atty. Reg. #63000

Attorneys for the Personal Representative

Hoffman Nies Dave & Meyer LLP

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

Emails: dhoffman@hn-colaw.com,

jorrino@hn-colaw.com, kkaylor@hn-colaw.com

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

**vCOMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000256**

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

On May 8, 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): Bradley L. Rutledge

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns

Current Holder of Evidence of Debt: Freedom Mortgage Corporation

Date of Deed of Trust: April 01, 2022

County of Recording: Denver

Recording Date of Deed of Trust: April 04, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022044638

Original Principal Amount: \$225,000.00

Outstanding Principal Balance: \$212,601.80

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A violation of the covenants of said Deed of Trust including, but not limited to the 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.

PARCEL A:

AN UNDIVIDED 1/232 INTEREST IN AND TO BLOCK 4, WINDSOR GARDENS EAST, SUBJECT TO EASEMENTS OF RECORD.

PARCEL B:

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 1-C (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 457), IN BUILDING NO. 10, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK 4, WINDSOR GARDENS EAST, 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 OCTOBER 17, 1963 IN CONDOMINIUM MAP BOOK 1 AT PAGE 2.

PARCEL C:

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.

TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 21 IN PARKING LOT NO. 6, IN BLOCK 4, WINDSOR GARDENS EAST, 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 DESCRIBED ABOVE.

(4) THE RIGHT TO USE THE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN COMMON WITH OTHER OWNERS OF SPACES OR AREAS IN APARTMENT BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON SAID BLOCK, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 720 S Clinton St Unit 1C, Denver, CO 80247.

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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

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

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

Attorney File # CO25743

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. 2026-000258

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

On May 8, 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): Devarius Taylor

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

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

Date of Deed of Trust: September 15, 2021

County of Recording: Denver

Recording Date of Deed of Trust: September 17, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021177544

Original Principal Amount: \$620,000.00

Outstanding Principal Balance: \$565,924.47

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: 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 4, BLOCK 14, GREEN VALLEY RANCH FILING NO. 46, CITY AND COUNTY OF DENVER, STATE OF COLORADO. APN#: 00143-14-004-000

Purported common address: 5266 Lisbon St, Denver, CO 80249-8536.

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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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: Lynn M. Janeway #15592

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

Attorney File # 26-037241

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. 2026-000259**

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

On May 8, 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): JOSAFAT DIAZ ROMERO

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: August 30, 2019

County of Recording: Denver

Recording Date of Deed of Trust: September 03, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019117543

Original Principal Amount: \$291,000.00

Outstanding Principal Balance: \$257,772.56

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: 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 7 AND 8, BLOCK 19, P.T. BARNUM'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 126 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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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 # 26-037514

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. 2026-000260**

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

On May 8, 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 MARTINEZ AND SHIREE L. SALVADOR

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

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

Date of Deed of Trust: September 10, 2021

County of Recording: Denver

Recording Date of Deed of Trust: September 20, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021178730

Original Principal Amount: \$311,355.00

Outstanding Principal Balance: \$286,183.83

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: 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 11, BLOCK 3, GREEN VALLEY RANCH FILING NO. 69, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5027 ANDES WAY, 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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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 # 00000010805356

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. 2026-000269

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

On May 8, 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): Woratha Sithanon

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, Limited Partnership, Its Successors and Assigns

Current Holder of Evidence of Debt: PNC Bank, National Association

Date of Deed of Trust: November 03, 2020

County of Recording: Denver

Recording Date of Deed of Trust: November 04, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020183807

Original Principal Amount: \$238,999.00

Outstanding Principal Balance: \$208,598.76

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: 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 thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT 519, BUILDING 5, PARK HILL VILLAGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED ON DECEMBER 14, 2004 AT RECEPTION NO. 2004254089 AS AMENDED SEPTEMBER 1, 2020 AT RECEPTION NO. 2020138465 AND THE CONDOMINIUM MAP OF PARK HILL VILLAGE CONDOMINIUMS, RECORDED ON DECEMBER 14, 2004 AT RECEPTION NO. 2004254091, AS AMENDED JULY 31, 2020 AT RECEPTION NO. 2020110553 AND AMENDED MAP RECORDED SEPTEMBER 9, 2020 AT RECEPTION NO. 2020144916 IN THE REAL ESTATE RECORDS OF THE CITY AND COUNTY OF

DENVER, COLORADO. TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 519 (AKA 57) AND GARAGE SPACE NO. 519 (9-13), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4100 Albion Street #519, Denver, CO 80216.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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 : 7/17/2026

Last Publication : 8/14/2026

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: 05/08/2026

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-26-1051873-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. 2026-000268**

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

On May 8, 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): Desiree Hannah Basl

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Movement Mortgage, LLC, its successors and assigns

Current Holder of Evidence of Debt: Movement Mortgage, LLC

Date of Deed of Trust: October 02, 2024

County of Recording: Denver

Recording Date of Deed of Trust: October 03, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024092503

Original Principal Amount: \$620,089.00

Outstanding Principal Balance: \$457,179.74

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: 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 27, Block 14, A Subdivision of Block 14, H. Witter's North Denver Addition, City and County of Denver, State of Colorado.

Purported common address: 1826 W 35th Avenue, 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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

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

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

Attorney File # CO27020

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. 2026-000270**

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

On May 8, 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): John Atencio

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: July 06, 2022

County of Recording: Denver

Recording Date of Deed of Trust: July 11, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022093029

Original Principal Amount: \$690,000.00

Outstanding Principal Balance: \$232,425.99

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: 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.

LOT 27 AND 28, BLOCK 9, BURNS SUNSET HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 435 Raleigh St, Denver, CO 80204.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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 : 7/17/2026

Last Publication : 8/14/2026

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: 05/08/2026

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:

Lynn M. Janeway #15592

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

Attorney File # 26-037589

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. 2026-000266**

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

On May 8, 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 Glynn

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns

Current Holder of Evidence of Debt: Select Portfolio Servicing, Inc.

Date of Deed of Trust: April 03, 2023

County of Recording: Denver

Recording Date of Deed of Trust: April 05, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023027882

Original Principal Amount: \$642,200.00

Outstanding Principal Balance: \$626,405.38

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: 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 thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE EAST 31 1/4 FEET OF LOTS 1 AND 2, BLOCK 23, SCHINNER'S ADDITION TO THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1816 E 25th Ave, Denver, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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-26-1050275-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. 2026-000271

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

On May 8, 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): VIRGIL HUNTER

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-12

Date of Deed of Trust: May 16, 2006

County of Recording: Denver

Recording Date of Deed of Trust: June 01, 2006

Recording Information (Reception No. and/or Book/Page No.): 2006085597

Original Principal Amount: \$242,000.00

Outstanding Principal Balance: \$332,267.02

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 25, BLOCK 1, GREEN VALLEY RANCH FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 21601 E 48TH PL, DENVER, CO 80249-7540.

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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

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

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

Attorney File # CO26894

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. 2026-000272

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

On May 8, 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): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC.

Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust: September 23, 2015

County of Recording: Denver

Recording Date of Deed of Trust: September 28, 2015

Recording Information (Reception No. and/or Book/Page No.): 2015136035

Original Principal Amount: \$258,500.00

Outstanding Principal Balance: \$242,233.17

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: 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 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 80249-8232.

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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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 # 00000010792539

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. 2026-000274

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

On May 8, 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): Jerre Allyn and Nicholas Brown

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PCMA, Inc., its successors and assigns

Current Holder of Evidence of Debt: JPMorgan Chase Bank, National Association

Date of Deed of Trust: January 04, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 10, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022003932

Original Principal Amount: \$1,472,500.00

Outstanding Principal Balance: \$1,472,500.00

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: 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.

PARCEL ONE: LOT 8, BLOCK 17, KASSERMAN'S ADDITION TO DENVER, TOGETHER WITH THAT PORTION OF VACATED 32ND AVENUE ADJACENT TO LOT 8 AS SHOWN IN ORDINANCE NO. 432, RECORDED AUGUST 17, 2007 AT RECEPTION NO. 2007129257, CITY AND COUNTY OF DENVER, STATE OF COLORADO. EXCEPT FOR THAT PARCEL DESCRIBED AS FOLLOWS: THE SOUTHWESTERLY 77.29 FEET OF THAT PART OF LOT 8 LYING SOUTH OF WEST 32ND AVENUE RIGHT OF WAY LINE, BLOCK 17, KASSERMAN'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PARCEL TWO: TOGETHER WITH THAT ACCESS EASEMENT AS GRANTED AND DESCRIBED IN AMENDED EASEMENT DEED AND AGREEMENT RECORDED JUNE 8, 2009 AT RECEPTION NO. 2009070618, DENVER COUNTY RECORDS, STATE OF COLORADO.

Purported common address: 1800 West 32nd Avenue, Denver, CO 80211.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

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

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

Attorney File # CO26698

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. 2026-000277

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

On May 8, 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): Maximillian S. Messer

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Prime Choice Funding, Inc., its successors and assigns

Current Holder of Evidence of Debt: Freedom Mortgage Corporation

Date of Deed of Trust: September 23, 2019

County of Recording: Denver

Recording Date of Deed of Trust: October 03, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019136945

Original Principal Amount: \$249,491.00

Outstanding Principal Balance: \$218,725.92

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: 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.

CONDOMINIUM UNIT 207, AND PARKING SPACE 11, DUBLIN TERRACE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED AUGUST 27, 1999 AS RECEPTION NO. 9900151711, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND ACCORDING TO THE CONDOMINIUM MAP RECORDED AUGUST 27, 1999 AS RECEPTION NO. 9900151712, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1350 Josephine St Unit 207, Denver, CO 80206.

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

NOTICE OF SALE

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

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

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

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

Attorney File # CO27027

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. 26C00789; Division: Civil,

Courtroom: 170

Public Notice is given on 7/6/26 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 elena musz be changed to ELENA VALENTINA COX.

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000275

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

On May 8, 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): Roger P Kerns

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

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

Date of Deed of Trust: October 02, 2009

County of Recording: Denver

Recording Date of Deed of Trust: October 02, 2009

Recording Information (Reception No. and/or Book/Page No.): 2009131616

Original Principal Amount: \$194,413.00

Outstanding Principal Balance: \$161,447.64

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: 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 13 AND 14, BLOCK 7, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 3640 Leyden St, Denver, CO 80207.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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: Lynn M. Janeway #15592

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

Attorney File # 23-030383

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. 2026-000276

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

On May 8, 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): Leticia L Arroyo, Vicente M Frago

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC

Date of Deed of Trust: April 07, 2023

County of Recording: Denver

Recording Date of Deed of Trust: April 17, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023034860

Original Principal Amount: \$543,200.00

Outstanding Principal Balance: \$530,010.07

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: 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT THREE (3), BLOCK TEN (10), PROFESSIONAL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1620 S Perry St, Denver, CO 80219-4445.

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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Aricyn J. Dall #51467

Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 Attorney File # 26CO00147-1

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000278

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

On May 8, 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): Asha Rai, Durga Rai, Laki Rai

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC

Date of Deed of Trust: January 21, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 31, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022014185

Original Principal Amount: \$431,955.00

Outstanding Principal Balance: \$398,091.36

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: Failure to pay principal and interest when due together will all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 4, Block 11, Green Valley Ranch Filing No. 46, City and County of Denver, State of Colorado.

Purported common address: 5143 Malaya Street, 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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ARICYN J DALL #51467

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

Attorney File # 26CO00140-1

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000281

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

On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): James Olson

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

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

Date of Deed of Trust: July 15, 2022

County of Recording: Denver

Recording Date of Deed of Trust: July 15, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022095069

Original Principal Amount: \$148,900.00

Outstanding Principal Balance: \$142,458.18

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: 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DENVER, STATE OF COLORADO: UNIT 228, LA TELA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130615, AND THE DECLARATION OF CONDOMINIUM FOR LA TELA, RECORDED ON JULY 09, 2021, AT RECEPTION NO. 2021130614, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME; AND SUBJECT TO THAT CERTAIN LAND LEASE RECORDED ON JULY 9, 2021 AT RECEPTION NO. 2021130613, AS AMENDED BY THE FIRST AMENDMENT RECORDED ON AUGUST 9, 2021 AT RECEPTION NO. 2021148298.

Purported common address: 603 Inca St Unit 228, Denver, CO 80204.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/10/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Lynn M. Janeway #15592

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

Attorney File # 26-037552

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. 2026-000283**

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

On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Daniel E. Reavis

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, 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: December 21, 2021

County of Recording: Denver

Recording Date of Deed of Trust: January 12, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022005329

Original Principal Amount: \$705,000.00

Outstanding Principal Balance: \$287,909.59

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: You are notified as follows: the undersigned, on behalf of the Holder, gives notice and declares a violation of the covenants of said Deed of Trust including, but not limited to the death of the Borrower. The Holder elects to

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

foreclose and demands that the Public Trustee give notice, publish for sale and sell said property to pay the debt and expenses of sale, all as provided by law and the terms of said Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

All the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, and State of Colorado, described as follows: Lot 3, Resubdivision of Block 2, University Hills, City and County of Denver, State of Colorado.

Purported common address: 3010 S Ash Street, 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, 10/01/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

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

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

Attorney File # CO26967

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. 2026-000282**

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

On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): David Paul Tymitz

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, Its Successors and Assigns

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: December 03, 2013

County of Recording: Denver

Recording Date of Deed of Trust: December 06, 2013

Recording Information (Reception No. and/or Book/Page No.): 2013174964

Original Principal Amount: \$204,000.00

Outstanding Principal Balance: \$157,140.45

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: 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 13, BLOCK 3, BURNS MONTVIEW ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2050 Rosemary Street, Denver, CO 80207.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/10/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

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

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

Attorney File # CO-25-1025813-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. 2026-000284

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

On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Jolene Cabrera

Original Beneficiary(ies): U.S. Bank N.A.

Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION

Date of Deed of Trust: May 29, 2014

County of Recording: Denver

Recording Date of Deed of Trust: June 03, 2014

Recording Information (Reception No. and/or Book/Page No.): 2014063117

Original Principal Amount: \$180,670.00

Outstanding Principal Balance: \$138,848.29

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: Failure to pay principal and interest when due together will all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 37 AND 38, BLOCK 20, LOWREY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5 S Wolff 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, 09/10/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Aricyn J. Dall #51467

Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 Attorney File # 23CO00301-2

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. 2026-000286

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

On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Robert Coe and Amanda Coe

Intermountain Jewish News

Legal Notices, July 17, 2026

www.ijn.com/legal-notice

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

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns

Current Holder of Evidence of Debt: Freedom Mortgage Corporation

Date of Deed of Trust: October 18, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 02, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021204366

Original Principal Amount: \$267,046.00

Outstanding Principal Balance: \$246,991.36

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: 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 1, Block 15, Bear Valley West, City and County of Denver, State of Colorado.

Purported common address: 2723 S Saulsbury St, Denver, CO 80227.

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, 09/10/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

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

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

Attorney File # CO27062

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

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2026-000219

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

On April 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): LARRY M LEACH

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

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

Date of Deed of Trust: August 26, 2020

County of Recording: Denver

Recording Date of Deed of Trust: September 03, 2020

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

Original Principal Amount: \$277,000.00

Outstanding Principal Balance: \$243,467.51

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/14/2026

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

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

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

Attorney File # 00000010776052

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000205

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): PAUL FREDRICK RICHARDSON III AND GAYLE RICHARDSON

Original Beneficiary(ies): FIELDSTONE MORTGAGE COMPANY

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

Date of Deed of Trust: August 21, 2002

County of Recording: Denver

Recording Date of Deed of Trust: August 26, 2002

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

Original Principal Amount: \$139,000.00

Outstanding Principal Balance: \$38,582.25

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 20, BLOCK 3, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5559 ANAHEIM WAY, DENVER, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

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

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

Attorney File # 26-037346

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000202**

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

On April 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JPR-R INVESTMENTS, LLC Original Beneficiary(ies): CAPITAL FUND I, LLC ISAOA

Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC

Date of Deed of Trust: January 07, 2025

County of Recording: Denver

Recording Date of Deed of Trust: January 09, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025001999

Original Principal Amount: \$327,000.00

Outstanding Principal Balance: \$286,100.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE NOTIFIED AS FOLLOWS: THE UNDERSIGNED, ON BEHALF OF THE HOLDER, GIVES NOTICE AND DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST INCLUDING, BUT NOT LIMITED TO THE BORROWER'S FAILURE TO PAYOFF THE LOAN IN FULL AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 19 AND 20, BLOCK 3, PLATTEFARM, EXCEPT THAT PORTION CONVEYED IN DEED

RECORDED, DECEMBER 5, 1986 AT RECEPTION NO. 8600058600, CITY AND COUNTY OF DENVER, STATE OF, COLORADO

Purported common address: 4720 LINCOLN STREET, DENVER, CO 80216.

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

NOTICE OF SALE

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

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/15/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KEITH A GANTENBEIN #39213

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

Attorney File # 54925 FCL

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000240**

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

On April 21, 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): LAURIE E KING

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGEPROS, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WILMINGTONSAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CIM TRUST2025-11

Date of Deed of Trust: July 11, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 01, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024070489

Original Principal Amount: \$300,000.00

Outstanding Principal Balance: \$296,646.69

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.

ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO. LOT 9 AND THE NORTH 1/2 OF LOT 10, BLOCK 3, CARTERDALE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 2034 S LINCOLN ST, DENVER, CO 80210.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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.realestateforeclose.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: 6/26/2026

Last Publication: 7/24/2026

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: 04/21/2026

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-26-1049275-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. 2026-000235

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

On April 21, 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): STEPHANIE GOODRIDGE

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

Current Holder of Evidence of Debt: GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK

Date of Deed of Trust: February 08, 2022

County of Recording: Denver

Recording Date of Deed of Trust: February 15, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022021635

Original Principal Amount: \$445,114.00

Outstanding Principal Balance: \$421,123.47

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 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.

Condominium Unit 505, Barclay Towers Condominium, in accordance with and subject to the First Amended and Restated declaration of Condominium for Barclay Towers Condominiums recorded on March 31, 1987 at Reception No. 00111357 and all amendments thereto and the map recorded October 7, 1986 at Reception No. 0031511, Together with the exclusive right to the use of Parking Space No. 21, City and County of Denver, State of Colorado

Purported common address: 1625 LARIMER ST, UNIT 505, DENVER, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/21/2026

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

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

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

Attorney File # CO26528

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000221

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

On April 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MICHAEL ZENOIT

Original Beneficiary(ies): SOOPER CREDIT UNION

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

County of Recording: Denver

Recording Date of Deed of Trust: June 24, 2022

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

Original Principal Amount: \$220,000.00

Outstanding Principal Balance: \$219,689.66

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. **THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

Purported common address: 1371 WILLOW ST, DENVER, CO 80220.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

Intermountain Jewish News

Legal Notices, July 17, 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: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/15/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: IMAN TEHRANI #44076

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

Attorney File # 1371 WILLOW ST

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000215**

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

On April 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JM DIAMOND LLC, A COLORADO LIMITED LIABILITY COMPANY

Original Beneficiary(ies): SOUTH WOODS FINANCIAL, LLC

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

County of Recording: Denver

Recording Date of Deed of Trust: July 03, 2025

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

Original Principal Amount: \$575,000.00

Outstanding Principal Balance: \$575,000.00

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ROBERT GRAHAM #26809

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

Attorney File # 3121.0228

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000216**

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

On April 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MARTHA VASQUEZ

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE

FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS

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

Date of Deed of Trust: September 05, 2020

County of Recording: Denver

Recording Date of Deed of Trust: September 16, 2020

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

Original Principal Amount: \$292,000.00

Outstanding Principal Balance: \$339,931.44

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 5051 SABLE ST, DENVER, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/14/2026

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

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

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

Attorney File # CO-26-1050386-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000217

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

On April 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): TIMOTHY L. LAUSHMAN

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS

NOMINEE FOR PROVIDENT FUNDING ASSOCIATES, L.P., ITS SUCCESSORS AND ASSIGNS

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

Date of Deed of Trust: January 02, 2013

County of Recording: Denver

Recording Date of Deed of Trust: January 08, 2013

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

Original Principal Amount: \$161,100.00

Outstanding Principal Balance: \$133,868.68

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER

DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 2420 PONTIAC ST, DENVER, CO 80207.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/14/2026

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

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

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

Attorney File # CO26727

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000230

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

On April 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): LA CURVA DEL BANDOLERO, INC. AND HUSAN ALBARQ

Original Beneficiary(ies): W.S.A. FRATERNAL LIFE

Current Holder of Evidence of Debt: W.S.A. FRATERNAL LIFE

Date of Deed of Trust: December 29, 2008

County of Recording: Denver

Recording Date of Deed of Trust: December 31, 2008

Recording Information (Reception No. and/or Book/Page No.): 2008173938

Original Principal Amount: \$900,000.00

Outstanding Principal Balance: \$718,074.35

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE INSTALLMENT NOTE AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Parcel A: A tract of land being a portion of Wells Plaza PBG as recorded at Reception No. 012972 in the records of the City and County of Denver, State of Colorado, being more particularly described as follows:

Basis of bearings is the Westerly line of said Wells Plaza PBG considered to bear North 00°09'00" East

Commencing at the Southwest corner of said Wells Plaza PBG;

Thence along the Southerly line of said Wells Plaza PBG the following two courses:

3. South 89°51'00" East a distance of 38.73 feet;

4. along the arc of a curve to the left having a delta of 13°19'20", a radius of 1085.85 feet and an arc length of 252.47 feet to the point of beginning;

thence the following three courses:

4. North 00°00'00" East a distance of 213.75 feet;

5. North 90°00'00" East a distance of 110.55 feet;

6. North 43°49'28" East a distance of 65.00 feet to a point on the Easterly line of said Wells Plaza PBG;

Thence along the Easterly and Southerly lines of said Wells Plaza PBG the following three courses:

4. South 37°31'09" East a distance of 178.23 feet;

5. along the arc of a curve to the right, having a delta of 99°42'21", a radius of 15.00 feet and an arc length of 26.10 feet;

6. along the arc of a curve to the right having a delta of 14°38'28", a radius of 1085.85 feet and an arc length of 277.48 feet to the point of beginning. City and County of Denver, State of Colorado.

Parcel B:

Non-exclusive easement for ingress, egress and parking purposes created by Deed made by and between William S. Lapin and Gabriel Ortoanu, dated October 22, 1993 and recorded October 26, 1993 at Reception No. 9300148830 over and across those private drives and parking spaces as set forth on Wells Plaza PBG as recorded June 27, 1980 at Reception No. 012972, City and County of Denver, State of Colorado.

Purported common address: 10175 EAST HAMPDEN AVENUE, DENVER, CO 80231.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/23/2026

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: JOSEPH A MURR #14427

MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277

Attorney File # 10175 EAST HAMPDEN AVENUE

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000206

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): PARTHENIA I. LEWIS

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

Current Holder of Evidence of Debt: AMERISAVE MORTGAGE CORPORATION

Date of Deed of Trust: June 04, 2021

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2021

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

Original Principal Amount: \$260,000.00

Outstanding Principal Balance: \$237,224.93

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 3630 IVY ST, DENVER, CO 80207.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626
Attorney File # 25CO00512-1

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

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

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): CHRISTOPHER A. BARBOUR

Original Beneficiary(ies): WASHINGTON PARK MORTGAGE, LLC

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

Date of Deed of Trust: November 02, 2004

County of Recording: Denver

Recording Date of Deed of Trust: November 18, 2004

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

Original Principal Amount: \$138,000.00

Outstanding Principal Balance: \$67,789.66

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: GREG J WOJT #51621

THE SAYER LAW GROUP, P.C. 3600 SOUTH BEELER STREET, SUITE #330, DENVER, CO 80237 (303) 353-2965
Attorney File # CO260039

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000287**

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

On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Gale Andrews

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION DBA GOODLIFE HOME LOANS, ITS SUCCESSORS AND ASSIGNS

Current Holder of Evidence of Debt: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION

Date of Deed of Trust: October 18, 2024

County of Recording: Denver

Recording Date of Deed of Trust: December 03, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024112015

Original Principal Amount: \$555,000.00

Outstanding Principal Balance: \$182,040.00

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: 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.

ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN DENVER COUNTY, COLORADO TO-WIT: CONDOMINIUM UNIT 114, ONE THOUSAND SOUTH MONACO, ACCORDING TO THE MAP THEREFORE FILED FOR RECORD AND THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN BOOK 649 PAGE 240.

PARCEL: 06174-02-114-114

Purported common address: 1050 S Monaco Pkwy Unit 114, Denver, CO 80224.

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MAY 5, 2026 AT RECEPTION NO. 2026060848 TO CORRECT LEGAL DESCRIPTION.

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, 09/10/2026 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.realestateclose.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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

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

Lynn M. Janeway #15592

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

Attorney File # 26-037508

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

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

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

On April 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MICHAEL W TALLEY AND JUSTIN C ALDECOA

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

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

Date of Deed of Trust: December 17, 2021

County of Recording: Denver

Recording Date of Deed of Trust: December 20, 2021

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

Original Principal Amount: \$434,981.00

Outstanding Principal Balance: \$400,758.87

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 1150 INCA STREET APARTMENT 43, DENVER, CO 80204.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/14/2026

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

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

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

Attorney File # 00000010770345

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000204**

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JEFFREY G. ROJAS

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

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

Date of Deed of Trust: December 30, 2016

County of Recording: Denver

Recording Date of Deed of Trust: January 14, 2017

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

Original Principal Amount: \$262,000.00

Outstanding Principal Balance: \$217,054.70

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Condominium Unit 1203, Mountain Shadows Condominiums in accordance with the Declaration recorded November 16, 1978, in Book 1792 at Page 1, and Condominium Map recorded November 16, 1978 in Condominium Map Book C8 at Page 95 of the City and County of Denver records, and amendments thereto recorded December 13, 1978 in Book 9 at Page 16, and recorded March 29, 1979 in Book 11 at Page 23, together with the exclusive right to use the following limited common elements: Parking Space B-48, Storage Space 121, City and County of Denver, State of Colorado.

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to

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

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ARICYN J DALL #51467

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

Attorney File # 16CO00302-4

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

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

7070 Smith Rd.

Denver, CO 80207

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 TOYOTA 4RUNNER	064179
1993 TOYOTA COROLLA	010923
2005 CHEVROLET TRAILBLAZER	233300
2002 TOYOTA 4RUNNER	374619

Date of Publication: July 17, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00751; Division: Civil,

Courtroom: 186

Public Notice is given on 06/29/26 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 RYETT CHRISTOPHER SNODGRASS be changed to RHYETT CHRISTOPHER SNODGRASS.

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 26PR30641

In the Matter of the Estate of

Howard Feingold, 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 November 17, 2026, or the claims may be forever barred.

Sherry Ann Feingold

Personal Representative

5401 E. Dakota Ave, House 2

Denver, CO 80246

Mark R. Lewis, Atty. Reg. #: 7268

Attorney for the Personal Representative

Mark R. Lewis, P.C.

P.O. Box 370687

Denver, CO 80237

Phone Number: 303-745-5200

E-mail: mrlewispc@earthlink.net

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000245**

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

On April 21, 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): JOSE JUAREZ

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

Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC

Date of Deed of Trust: April 11, 2023

County of Recording: Denver

Recording Date of Deed of Trust: April 13, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023033953

Original Principal Amount: \$712,008.00

Outstanding Principal Balance: \$694,375.60

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.

PROPOSED ZONE LOT C (UNIT 103)

THAT PART OF THE WEST 65 FEET OF LOTS 13 AND 14, BLOCK 2, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE ALONG THE WEST LINE OF SAID BLOCK 2, N00°18'23"W A DISTANCE OF 34.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N00°18'23"W A DISTANCE OF 18.25 FEET; THENCE ALONG THE CENTERLINE OF AN EXISTING PARTY WALL, N89°46'59"E A DISTANCE OF 29.94 FEET; THENCE S00°18'23"E A DISTANCE OF 18.25 FEET; THENCE S89°46'59"W A DISTANCE OF 29.94 FEET TO THE TRUE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3700 N MARION ST UNIT 103, DENVER, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 7/03/2026

Last Publication: 7/31/2026

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: 04/21/2026

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-26-1050366-JH

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

**Case No. 26C00828; Division: Civil,
Courtroom: 100**

Public Notice is given on July 10, 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 TIAGO REYES be changed to JAMES JAVIER MICHAEL REYES D'Umonceau.

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 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 **Foundation Chevrolet**, 11001 W I-70 Frontage Rd. N., Wheat Ridge, CO 80033.

Phone: (720) 733-7011

YEAR/MAKE/MODEL/TYPER/COLOR VIN

2019 CHEVROLET SILVERADO PK SILVER 154860

Date of Publication: July 17, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2026PR30310

In the Matter of the Estate of

MARVA RAYE MOSS A/K/A MARVA R. MOSS, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the DENVER PROBATE COURT STATE OF COLORADO, 1437 BANNOCK STREET ROOM 230 DENVER COLORADO 80202 or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

SYDNEY C. MERRELL, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com

s.merrell@cityparklaw.com

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000224

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

On April 16, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): DOMINIC S CORDOVA

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

GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS

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

Date of Deed of Trust: July 07, 2020

County of Recording: Denver

Recording Date of Deed of Trust: July 24, 2020

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

Original Principal Amount: \$314,204.00

Outstanding Principal Balance: \$279,483.51

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT NO. 1806, 100 PARK AVENUE CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR 100 PARK AVENUE CONDOMINIUMS RECORDED JULY 13, 2006, AT RECEPTION NO. 2006112281 AND THE CONDOMINIUM MAP FOR 100 PARK AVENUE CONDOMINIUMS RECORDED JULY 13, 2006 AT RECEPTION NO. 2006112282 AND FIRST AMENDMENT TO THE CONDOMINIUM MAP RECORDED

OCTOBER 11, 2006 AT RECEPTION NO. 2006162679 AND COMBINED FIRST AMENDMENT OT THE DECLARATION AND SECOND AMENDMENT TO THE CONDOMINIUM MAP RECORDED NOVEMBER 1, 2006 UNDER RECEPTION NO. 2006174581, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH AN EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 1, AS LIMITED COMMON ELEMENT.

Purported common address: 100 PARK AVE W #1806, DENVER, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/16/2026

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

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

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

Attorney File # CO-26-1037071-JH

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

Public Notice

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

YEAR/MAKE/MODEL	VIN #
1975 Chevy Blazer	153581

Date of Publication: July 17, 2026

Published: Intermountain Jewish News

Denver Probate Court

Denver County, Colorado

1437 Bannock St, Denver, CO 80202

In the Matter of the Determination of Heirs or devisees or Both and of Interests in Property of: Ida Mae Reinbold, Deceased

Case Number: 26PR371

**NOTICE OF HEARING BY PUBLICATION TO
INTERESTED PERSONS AND OWNERS BY DESCENT OR SUCCESSION PURSUANT TO
§15-12-1303, C.R.S.**

To all interested persons and owners by descent or succession (List all names of interested persons and owners by descent or succession):

Sarah Reinbold, Jennifer Bageant

A petition has been filed alleging that the above decedents) died leaving the following property (including legal description if real property):

Description of Property: Lot 39 and the South 1/2 of lot 40 Block 6 FISK'S BROADWAY ADDITION according to the recorded plat thereof

Location of Property: 2639 S Bannock, Denver, CO 80223

The hearing on the petition will be held at the following time and location or at a later date to which the hearing may be continued:

Date: 08/24/2026 Time: 8:00 am Courtroom or Division: Denver Probate Court

Address: 1437 Bannock St, Denver, CO 80202

The hearing will take approximately 1 hour.

Note:

• You must answer the petition on or before the hearing date and time specified above.

- Within the time required for answering the petition, all objections to the petition must be in writing, filed with the court and served on the petitioner and any required filing fee must be paid.
- The hearing shall be limited to the petition, the objections timely filed and the parties answering the petition in a timely manner. If the petition is not answered and no objections are filed, the court may enter a decree without a hearing.

Sarah Reinbold

Attorney or Party Without Attorney (Name and Address):

20 Park Dr, Bailey, CO 80421

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000254**

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

On April 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): ROBERT E. RIPE AND SANDRA J. RIPE

Original Beneficiary(ies): WEINBERG SERVICING, LLC

Current Holder of Evidence of Debt: WEINBERG SERVICING, LLC

Date of Deed of Trust: June 25, 2025

County of Recording: Denver

Recording Date of Deed of Trust: June 26, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025062566

Original Principal Amount: \$255,000.00

Outstanding Principal Balance: \$255,000.00

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: 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.

Lots 33, 34 and the South 1/2 of Lot 35, Block 22, Lowrey Heights, City and County of Denver, State of Colorado.

Purported common address: 35 SOUTH VRAIN 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, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/27/2026

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: EDWARD P TIMMINS #11719

TIMMINS, LLC 450 EAST 17TH AVENUE SUITE #210, DENVER, CO 80203 (303) 592-4508

Attorney File # 35 SOUTH VRAIN 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.

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

Denver Probate Court

Case No. 26PR219

In the Matter of the Estate of

MARY CATHERINE ALEXANDER, 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 November 17, 2026, or the claims may be forever barred.

sharon alexander holt and
LAWRENCE R. ALEXANDER
Co-Personal Representatives
3413 S. Akron Street
Denver, CO 80231
Phone Number: (720) 988-8694
E-mail: ms51sharon@yahoo.com

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

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

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

YEAR/MAKE/MODEL	VIN #
2005 TOYOTA COROLLA	343802
2000 FORD CROWN VICTORIA	215047
2005 HYUNDAI SANTA FE	987853
2004 VOLKSWAGEN PASSAT	124915
1987 TOYOTA CAMRY	065907
2013 FORD EXPLORER	A38240
2012 HONDA CROSSTOUR	000818
2004 CHEVROLET TAHOE	159432
2004 HONDA ACCORD	054628
2000 HONDA SHADOW	300497
2008 CHEVROLET COLORADO	195544
2009 NISSAN ALTIMA	405244
1996 CHEVROLET BLAZER	112198
2010 ROCKWOOD PREMIER	279810
2011 CHEVROLET MALIBU	114454
2013 KIA RIO	176774
1984 CADILLAC ELDORADO	647902
2005 JEEP GRAND CHEROKEE	527415
2005 SUBARU OUTBACK	202513
2006 FORD FUSION	115049
2010 TOYOTA CAMRY	526460
2012 CHRYSLER 300	116727
2003 HONDA CR-V	115519
2018 CHEVROLET SPARK	451449
2015 FORD FIESTA	179815
2007 HONDA CR-V	120729
2012 INTERNATIONAL 4000	688073
2010 DODGE CHARGER	136022
1999 FORD EXPLORER	A95306
2009 HYUNDAI SONATA	440086
2011 CHEVROLET MALIBU	305995
2012 GMC TERRAIN	236950
2008 HONDA ODYSSEY	097471
2008 VOLKSWAGEN PASSAT	187488
2006 MAZDA MAZDA3	506413
2008 INFINITI FX35	104256
2006 HONDA ACCORD	144592
2010 CHEVROLET MALIBU	291905
2005 SUBARU LEGACY	308849
1988 FORD F150	B85319
2007 BMW X3	F22764

Date of Publication: July 17, 2026

Published: Intermountain Jewish News

INTENT TO SELL

Abandoned vehicles that are to be sold at: **Patriot Towing LLC**. 719-235-6968.

YEAR/MAKE/MODEL	VIN #
------------------------	--------------

2014 Ford F-150 C54050
2013 Allstar Trailer 840632
Date of Publication: July 17, 2026
Published: Intermountain Jewish News

NOTICE OF SALE

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

NO Warranty's given or implied:

YEAR/MAKE/MODEL	VIN
2005 Toyota Corolla	349521
2015 Chrysler 200	695103
2009 Ford Edge	A40196

Date of Publication: July 17, 2026

Published: Intermountain Jewish News

NOTICE OF SALE

Notice is hereby given that the following vehicle has been impounded by **Gorilla Towing**, 5393 Lincoln St., Denver, CO 80216.

Owners or lienholders must contact **Gorilla Towing** to claim the vehicle and pay all towing and storage fees. If not claimed within the time required by law, the vehicle will be sold or disposed of at public auction.

Contact: (720) 940-1692 • gorillatowingco@gmail.com

Impound date 5/29/26

YEAR/MAKE/MODEL/COLOR	VIN #
2021 Ram 1500 tan	740379

Date of Publication: July 17, 2026

Published: Intermountain Jewish News

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

District Court, Arapahoe County
Case No. 2026PR30650, Division: CLX
In the Matter of the Estate of
Linda A. Leiser, Deceased.

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

Stephan Adams
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111

Denise Hoffman White, Esq., Atty. Reg. #33143

Joseph A. Orrino, Esq., Atty. Reg. #50499

Kathryn Kaylor, Esq., Atty. Reg. #63000

Attorneys for the Personal Representative

Hoffman Nies Dave & Meyer LLP

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

Emails: dhoffman@hn-colaw.com,

jorrino@hn-colaw.com, kkaylor@hn-colaw.com

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

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

Jefferson County District Court
Probate Division
Case Number: 26PR30703
In the Matter of the Estate of
ARLENE M. BOHALL, 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 November 17, 2026, or the claims may be forever barred.

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

Intermountain Jewish News

Legal Notices, July 17, 2026

www.ijn.com/legal-notice

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

John A.M. Ferguson Jr. #53263
Attorney for the Personal Representative
Hold Fast Legal LLC
1999 Broadway Ste 730
Denver, CO 80202
303-285-1080
john.ferguson@holdfastlegal.com
First Publication: July 17, 2026
Second Publication: July 24, 2026
Third Publication: July 31, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000288

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Frederick Towstik, Ellen W. Towstik

Original Beneficiary(ies): Financial Freedom Senior Funding Corporation, a subsidiary of Lehman Brothers Bank, FSB

Current Holder of Evidence of Debt: Onity Mortgage Corporation f/k/a PHH Mortgage Corporation

Date of Deed of Trust: October 24, 2001

County of Recording: Denver

Recording Date of Deed of Trust: October 31, 2001

Recording Information (Reception No. and/or Book/Page No.): 2001184839

Original Principal Amount: \$358,500.00

Outstanding Principal Balance: \$337,164.46

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The covenants of said Deed of Trust have been violated for reasons including, but not limited to, death of all mortgagors under said Deed of Trust and Evidence of Debt secured thereby.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 17, BLOCK 50, HAMPDEN HEIGHTS - FIFTH FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3151 South Chester Court, Denver, CO 80231.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/10/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/15/2026

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

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

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

Attorney File # CO-26-1052688-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. 2026-000242

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

On April 21, 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): JESSIE C. SPEICHER AND KENNETH I. SPEICHER

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Date of Deed of Trust: October 20, 2020

County of Recording: Denver

Recording Date of Deed of Trust: October 21, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020173865

Original Principal Amount: \$480,000.00

Outstanding Principal Balance: \$426,745.62

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER

DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

North 64.5 feet of Lot 8, South 2 feet of Lot 7, Block 1, Corrine Subdivision, City and County of Denver, State of Colorado.

Purported common address: 1967 S. LOCUST STREET, DENVER, CO 80224.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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.realeforeclose.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: 6/26/2026

Last Publication: 7/24/2026

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: 04/21/2026

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: HEATHER DEERE #28597

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

Attorney File # CO26831

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

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

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

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

Original Grantor(s): JOCELYN L JAVERNICK

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

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

Date of Deed of Trust: April 05, 2021

County of Recording: Denver

Recording Date of Deed of Trust: April 28, 2021

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

Original Principal Amount: \$663,900.00

Outstanding Principal Balance: \$644,837.21

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/26/2026

Last Publication: 7/24/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/03/2026

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

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

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

Attorney File # CO-26-1050103-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000200

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

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

Original Grantor(s): BAILEY WOGGIN

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

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

Date of Deed of Trust: August 17, 2018

County of Recording: Denver

Recording Date of Deed of Trust: August 22, 2018

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

Original Principal Amount: \$396,000.00

Outstanding Principal Balance: \$344,522.33

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/26/2026

Last Publication: 7/24/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/06/2026

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

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

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

Attorney File # CO-26-1049642-jh

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

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

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

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

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

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

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

Date of Deed of Trust: May 11, 2023

County of Recording: Denver

Recording Date of Deed of Trust: May 12, 2023

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

Original Principal Amount: \$422,211.00

Outstanding Principal Balance: \$411,220.67

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/06/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/26/2026

Last Publication: 7/24/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/07/2026

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

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

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

Attorney File # 26-037299

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000237**

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

On April 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): DAVID RILEY AND TONI WALKER

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

Current Holder of Evidence of Debt: ONSLOW BAY FINANCIAL LLC

Date of Deed of Trust: September 25, 2020

County of Recording: Denver

Recording Date of Deed of Trust: October 23, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020175499

Original Principal Amount: \$346,750.00

Outstanding Principal Balance: \$300,154.12

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 6 AND THE EAST 2.10 FEET OF LOT 5 EXCEPT THE EAST 50 FEET OF THE NORTH 125 FEET OF LOT 6, BLOCK 12, BOULEVARD GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2510 WEST CORNELL AVENUE, 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, 08/20/2026 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.realestate.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: 6/26/2026

Last Publication: 7/24/2026

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: 04/21/2026

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 # 26-037492

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000207

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): TRAVIS TUOMI

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

Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC

Date of Deed of Trust: September 14, 2012

County of Recording: Denver

Recording Date of Deed of Trust: September 17, 2012

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

Original Principal Amount: \$121,754.00

Outstanding Principal Balance: \$114,559.21

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

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

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

Attorney File # CO26662

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000231**

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

On April 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): CAROL PENA

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

Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC

Date of Deed of Trust: May 20, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 26, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022070911

Original Principal Amount: \$1,758,000.00

Outstanding Principal Balance: \$221,115.02

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER

DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO MAINTAIN THE PROPERTY AS THEIR PRIMARY OR PRINCIPAL RESIDENCE.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS THIRTY-FIVE (35) AND THIRTY-SIX (36), BLOCK 42, P T BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND

COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 17 S OSCEOLA 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, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/20/2026

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: AMANDA FERGUSON #44893

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

Attorney File # CO26805

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.

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO

CIVIL ACTION NO. 2025CV31924

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee, Plaintiff

v.

Jose L. Rivera and Amalia Espinosa, et. al., Defendants

Regarding: LOTS 21 AND 22, BLOCK 41, P.T. BARNUM'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 75 S Newton St, Denver, CO 80219

TO THE ABOVE-NAMED DEFENDANTS OR JUDGMENT DEBTORS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Office of Denver County, State of Colorado at 10:00a.m on the 20th day of August, 2026, at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver CO 80202, phone number 720-865-9556. At which sale, the above-described real property and improvements thereon will be sold to the highest bidder. All bidders will be required to have in their possession cash or certified funds at least equal to the amount of the judgment creditor's bid. Please telephone 720-865-9556 two business days prior to the sale to ascertain the amount of this bid. The winning bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

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

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale under Decree of Judicial Foreclosure, pursuant to Court Order and C.R.S. § 38-38-101 *et seq.*, County of Denver, State of Colorado.

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated March 11, 2026, and C.R.S. § 38-38-101 *et seq.* by Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee, as Judgment Creditor. The foreclosure is based on a Default Judgment and Decree of Foreclosure. The judgment is in the amount of \$148,698.82. The Judgment established a lien for the benefit of Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee against real property legally described as follows:

LOTS 21 AND 22, BLOCK 41, P.T. BARNUM'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 75 S Newton St, Denver, CO 80219

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS, IS ATTACHED TO ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 720-865-9556.

The name, address, and telephone number of the attorney representing the legal owner of the above-described lien is Amanda Ferguson, Esq., Halliday, Watkins & Mann, P.C., 355 Union Blvd., Suite 250, Lakewood, CO 80228, Phone: 303-274-0155, Fax: 303-274-0159, Email: infoco@hwmlawfirm.com. Attorney file #: CO24618

Dated: June 1st, 2026

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

First Publication: June 26, 2026

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000241**

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

On April 21, 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): PERISHA JONES AND DERRICK JONES

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

Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC.

Date of Deed of Trust: January 27, 2023

County of Recording: Denver

Recording Date of Deed of Trust: February 01, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023007595

Original Principal Amount: \$144,000.00

Outstanding Principal Balance: \$156,827.73

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 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 329, BUILDING U, WOODSTREAM FALLS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON APRIL 13, 1978 IN BOOK 1638 AT PAGE 526 AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JANUARY 10, 1980 IN BOOK 2086 AT PAGE 176 AND THE CONDOMINIUM MAP RECORDED ON APRIL 13, 1978 IN MAP BOOK 6 AT PAGE 75 AND AMENDED BY SURVEYOR'S STATEMENT RECORDED ON OCTOBER 12, 1979 IN BOOK 2028 AT PAGE 580 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENT: PARKING SPACE 124, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 9725 E HARVARD AVE UNIT 329, DENVER, CO 80231.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/21/2026

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-26-1049408-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 DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 1, 2003, a certain Deed of Trust was executed by Murray S. Graff and Vivian C. Graff as grantor(s) in favor of Wells Fargo Home Mortgage, Inc. as beneficiary and Denver County Public Trustee as trustee, and was recorded on July 14, 2003 As Reception Number 2003143807 in the Office of the Clerk and Recorder, Denver County, Colorado; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated January 28, 2008, and recorded on July 23, 2008, as Reception Number 2008102344, in the office of the Clerk and Recorder, Denver County, Colorado; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 29, 2025, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of May 27, 2026 is \$496,795.00 and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on May 8, 2026 as Reception Number 2026061610, notice is hereby given that on **July 29 at 10:00 AM** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 22, BLOCK 1, INDIAN CREEK FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Commonly known as: 1575 South Trenton Court., Denver, CO 80231

The sale will be held at 1575 South Trenton Court., Denver, CO 80231.

The Secretary of Housing and Urban Development will bid \$496,795.00.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$49,679.50 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$46,679.50 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 4, 2026

Foreclosure Commissioner

Jennifer C. Rogers

IDEA Law Group, LLC

4530 S. Eastern Ave., Ste. 10

Las Vegas, NV 89119

877-353-2146

State of Nevada County of Clark

Signed and sworn to (or affirmed) before me on 06/04/2026 by Jennifer C Rogers.

Notarized remotely using audio-video communication technology via Proof.

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

District Court, Adams County

Case No. 2026PR030481

In the Matter of the Estate of

Rafael Villa Sanchez a/k/a Rafael Villa, 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 25, 2026, or the claims may be forever barred.

Guillermina Haro DeVilla and
Karen Ivette Ellid
Co-Personal Representatives
1049 East 96th Place
Thornton, CO 80229

Mara B. Peterson, Esq., Atty. Reg. #:54344
Attorney for the Co-Personal Representatives
Frascona, Joiner, Goodman & Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO 80305-5541
Phone Number: (303)494-3000
E-mail: mara@frascona.com
FAX Number: (303)494-6309
First Publication: July 10, 2026
Second Publication: July 17, 2026
Third Publication: July 24, 2026
Published: Intermountain Jewish News

**Notice to Mortgagees of Units Within
The Clarkson on 16th Homeowners
Association, Inc.**

RE: Original Notice Dated June 30, 2026

The Clarkson on 16th Homeowners Association, Inc. ("Association") hereby provides notice of the Limited Amendment to the Condominium Declarations for The Clarkson on 16th Condominiums ("Limited Amendment"), which amends the insurance deductible provisions in the Declaration. In addition to mortgagee approval, Owners representing at least 67% of the votes in the Association have consented to the Limited Amendment. Consistent with the requirement for mortgagee approval in the original Condominium Declarations for The Clarkson on 16th Condominiums and with the procedures set forth in C.R.S. 38-33.3-217(1)(b), the Association requests your approval of the Limited Amendment. A copy of the Limited Amendment was sent to your attention with the original notice and may also be obtained by contacting Wendy E. Weigler at the address provided below. Your approval of the Limited Amendment does not require any action or response and will be considered approved in the absence of a negative response delivered by you within sixty days after the date of the Original Notice.

**THE LIMITED AMENDMENT
DOES NOT AFFECT THE PRIORITY OR TERMS OF YOUR
DEED OF TRUST**

You may submit a response or obtain a copy of the Limited Amendment by writing to Wendy E. Weigler, WLPP Law, 350 Indiana St., Suite 450, Golden, CO 80401.

First Publication: July 10, 2026
Second Publication: July 17, 2026
Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Custer County
Case No. 2026PR30009, Division: 1
In the Matter of the Estate of
Lupe Rocha Gillespie, Deceased.**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Custer, County, Colorado, on or before November 10, 2026, or the claims may be forever barred.

David A. Rocha
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, Co 80111

Denise Hoffman White, Esq., Atty. Reg. #33143
Joseph A. Orrino, Esq., Atty. Reg. #50499
Kathryn Kaylor, Esq., Atty. Reg. #63000
Attorneys for the Personal Representative
Hoffman Nies Dave & Meyer LLP
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140
FAX Number: (303) 860-7344
Emails: dhoffman@hn-colaw.com,
jorrino@hn-colaw.com, kkaylor@hn-colaw.com
First Publication: July 10, 2026
Second Publication: July 17, 2026
Third Publication: July 24, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000214

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On April 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 the County of Denver records.

Original Grantor(s): JOSE GERARDO SANCHEZ IBARRA AND LUDI GRISELDA BONILLA ALMENDARES

Original Beneficiary(ies): SUN SURETY INSURANCE COMPANY

Current Holder of Evidence of Debt: SUN SURETY INSURANCE COMPANY

Date of Deed of Trust: June 21, 2025

County of Recording: Denver

Recording Date of Deed of Trust: October 08, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025100614

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$44,000.00

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 DEFAULT ARISES FROM:

FAILURE OF THE DEFENDANT TO APPEAR IN COURT AS REQUIRED UNDER THE BAIL BOND CONDITIONS
-NOTICE OF BOND FORFEITURE

-COURT ORDER GRANTING A JUDGMENT OF FORFEITED BOND

RESULTING LIABILITY UNDER THE SECURED PROMISSORY NOTE AND INDEMNITY AGREEMENT

FAILURE TO SATISFY OBLIGATIONS SECURED BY THE DEED OF TRUST

PURSUANT TO THE GOVERNING AGREEMENTS, SUCH A DEFAULT ACCELERATES THE ENTIRE

INDEBTEDNESS AND AUTHORIZES FORECLOSURE PROCEEDINGS.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

KENSINGTON B10 L5 & 6 INC EXC ELY 8 FT LOTS TO CITY

Purported common address: 1370 TRENTON STREET, DENVER, CO 80220.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/17/2026

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: NICANDRIA JAELE GONZALEZ

NUNGARAY #62158

THE LAW OFFICE OF CHARLES ELLIOTT 1600 STOUT STREET, SUITE 920, DENVER, CO 80202 (714) 862-4079

Attorney File # 1370 TRENTON 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. 2026-000229

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

On April 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): SARA GRANDONE

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

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

Date of Deed of Trust: November 01, 2023

County of Recording: Denver

Recording Date of Deed of Trust: November 02, 2023

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

Recording Information (Reception No. and/or Book/Page No.): 2023106128

Original Principal Amount: \$616,000.00

Outstanding Principal Balance: \$606,239.27

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE COMMERCIAL PROMISSORY NOTE AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 1, BLOCK 15, SMITH'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 878 FOX ST, DENVER, CO 80204.

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

NOTICE OF SALE

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

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/20/2026

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: STEVEN BELLANTI #48306

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

Attorney File # CO-26-1051166-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 -
RESTART - PUBLICATION**

CRS §38-38-109(2)(b)(II) FORECLOSURE SALE NO. 2025-000014

Republished to restart foreclosure stayed by bankruptcy and reset sale date.

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

On December 9, 2025, 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): CHRISTINE GROETHE

Original Beneficiary(ies): CAPITAL FUND I, LLC

Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC

Date of Deed of Trust: January 05, 2024

County of Recording: Denver

Recording Date of Deed of Trust: January 18, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024003752

Original Principal Amount: \$431,000.00

Outstanding Principal Balance: \$431,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO 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 North 1/2 of Lot 28 and all of Lot 29, Block 3, McGills Subdivision, City and County of Denver, State of Colorado.

Purported common address: 2719 QUITMAN ST, DENVER, CO 80212.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/26/2026

Last Publication: 7/24/2026

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: 12/09/2025

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KEITH A GANTENBEIN #39213

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

Attorney File # 24CO00334-1

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000267**

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

On May 8, 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): Jordan Jacek De Haan

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for Rocket Mortgage, LLC. its successors and assigns

Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC

Date of Deed of Trust: March 31, 2023

County of Recording: Denver

Recording Date of Deed of Trust: April 03, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023027053

Original Principal Amount: \$300,000.00

Outstanding Principal Balance: \$299,630.64

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: 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.

Unit 3, Bag Factory Lofts, Amendment No. 2, according to the Condominium Map thereof, recorded April 23, 2003 at Reception No. 2003076262 and as amended in instrument recorded March 17, 2005 at Reception No. 2005046089 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 of Bag Factory Lofts, recorded April 23, 2003 at Reception No. 2003076261 in said records, City and County of Denver, State of Colorado.

Purported common address: 2715 Blake St Apt 3, Denver, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155

Attorney File # CO26978

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. 2026-000233

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

On April 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): RAFAEL CERDA

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

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

Date of Deed of Trust: October 25, 2019

County of Recording: Denver

Recording Date of Deed of Trust: October 31, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019152479

Original Principal Amount: \$220,924.00

Outstanding Principal Balance: \$184,916.96

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 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 land referred to herein is situate in Denver County, State of Colorado and is described as follows: CONDOMINIUM UNIT NO. 102, BUILDING NO. G, SHADOW WOOD CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED JUNE 18, 1976, IN BOOK 1939 AT PAGE 46 AND FIRST AMENDMENT TO SAID DECLARATION RECORDED ON JULY 20, 1979, IN BOOK 1964 AT PAGE 639 AND CONDOMINIUM MAP RECORDED ON JUNE 18, 1979 IN BOOK 12 AT PAGE 24, OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: STORAGE SPACE G102, PARKING SPACE 209, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3141 SOUTH TAMARAC DRIVE #G102, 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, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/20/2026

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: DAVID R DOUGHTY #40042

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

Attorney File # 22-027467

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. 2026-000253

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

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

On April 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): THE CHRISTOPHER WILLIAM JONES TRUST AND CHRISTOPHER W. JONES

Original Beneficiary(ies): BANK OF THE WEST Current Holder of Evidence of Debt: BMO BANK N.A. Date of Deed of Trust: March 07, 2022

County of Recording: Denver

Recording Date of Deed of Trust: March 24, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022039904

Original Principal Amount: \$250,000.00

Outstanding Principal Balance: \$249,926.37

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.

SITUATED IN THE COUNTY OF DENVER AND STATE OF COLORADO: LOT 11, BLOCK 2, STAPLETON FILING NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 8203 E. 24TH DR., DENVER, CO 80238.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/27/2026

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: DEANNE R STODDEN #33214

MESSNER REEVES LLP 1550 WEWATTA STREET, SUITE 710, DENVER, CO 80202 (303) 623-4806

Attorney File # 10058.0188

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. 2026-000250

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

On April 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): MARLON DERRICK BROWN JR

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

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

Date of Deed of Trust: September 11, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 12, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025090313

Original Principal Amount: \$375,000.00

Outstanding Principal Balance: \$375,000.00

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 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 43, BLOCK 1, CORNERSTONE SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 14400 ALBROOK DR #43, DENVER, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/27/2026

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: STEVEN BELLANTI #48306

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

Attorney File # CO-26-1051694-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. 2026-000251

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

On April 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 OHLROGGE

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

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

Date of Deed of Trust: April 27, 2020

County of Recording: Denver

Recording Date of Deed of Trust: April 30, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020058856

Original Principal Amount: \$199,659.00

Outstanding Principal Balance: \$176,802.39

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 35, BLOCK 20, STAPLETON FILING NO. 49, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5898 CENTRAL PARK BLVD, DENVER, CO 80238.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/27/2026

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: N APRIL WINECKI #34861

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

Attorney File # 23-029743

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.

**vCOMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000246**

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

On April 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): GUILLERMO GOMEZ LOMELI AND MA GARCIA

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

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

Date of Deed of Trust: August 26, 2022

County of Recording: Denver

Recording Date of Deed of Trust: September 09, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022118901

Original Principal Amount: \$339,336.00

Outstanding Principal Balance: \$323,959.13

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 35, BLOCK 35, BURNS BRENTWOOD SUBDIVISION FILING NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2625 SOUTH HAZEL COURT, DENVER, CO 80219.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/24/2026

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-26-1051163-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. 2026-000252**

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

On April 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): BRANDI D. BROCK AND ARDEN E SMITH

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

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

Date of Deed of Trust: February 09, 2018

County of Recording: Denver

Recording Date of Deed of Trust: February 20, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018018991

Original Principal Amount: \$217,000.00

Outstanding Principal Balance: \$207,400.78

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 20, BLOCK 8, HARVEY PARK ADDITION FILING NO.13, ACCORDING TO THE PLAT RECORDED MARCH 21, 1955 IN PLAT BOOK 22, PAGE 37 UNDER RECEPTION NO. 56184, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2741 S UTICA ST, 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, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/27/2026

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: STEVEN BELLANTI #48306

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

Attorney File # CO-26-1052185-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. 2026-000263

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

On May 8, 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): Cesar Gutierrez Portillo

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: February 16, 2018

County of Recording: Denver

Recording Date of Deed of Trust: February 28, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018024173

Original Principal Amount: \$300,700.00

Outstanding Principal Balance: \$263,624.45

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: 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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 21, BLOCK 3, GREEN VALLEY RANCH FILING NO. 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO. APN #: 0023103-021-000

Purported common address: 21183 East 45th Avenue, Denver, CO 80249.

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes: PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON DECEMBER 31, 2025 AT RECEPTION NO. 2025131511 TO CORRECT LEGAL DESCRIPTION.

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, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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: Lynn M. Janeway #15592

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

Attorney File # 25-036269

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. 2026-000262

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

On May 8, 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): Stephany A. Marquez Claros

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Texana Bank, N.A., its successors and assigns Current Holder of Evidence of Debt: AmeriHome Mortgage Company, LLC

Date of Deed of Trust: June 26, 2025

County of Recording: Denver

Recording Date of Deed of Trust: June 30, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025063301

Original Principal Amount: \$389,193.00

Outstanding Principal Balance: \$388,873.98

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: 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 8, Block 2, Green Valley Ranch Filing No. 2, City and County of Denver, State of Colorado.

Purported common address: 4682 Biscay St, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155

Attorney File # CO26803

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. 2026-000232

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

On April 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 MULLEN

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

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

Date of Deed of Trust: August 24, 2022

County of Recording: Denver

Recording Date of Deed of Trust: August 26, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022113599

Original Principal Amount: \$279,837.00

Outstanding Principal Balance: \$272,379.88

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.

Condominium Unit Number 204, Building Number 2, Oak Park Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums, recorded April 2, 1980 in Book 2133 at Page 357 and amendment and Supplement recorded October 24, 1980 in Book 2256 at Page 506 and Map recorded on April 2, 1980 in Book 16 at Page 27, amended July 7, 1980 in Book 17 at Page 17 at Page 20, and amended October 24, 1980 in Book 18 at Page 10 and amended October 29, 1980 in Book 18 at Page 16, County of Denver, Colorado Records, Together with the right to the exclusive use of Parking Space No. 559, Garage Space No. (N/A), and Storage Locker No. 11, in Building No. 2, City and County of Denver, State of Colorado

Purported common address: 10150 E VIRGINIA AVE, 2204, DENVER, CO 80247.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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.realeforeclose.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: 6/26/2026

Last Publication: 7/24/2026

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: 04/20/2026

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: ARICYN J DALL #51467

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

Attorney File # 26CO00125-1

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000160

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

On March 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 the County of Denver records.

Original Grantor(s): ANGEL JAVIER RIVERA CRUZ

Original Beneficiary(ies): 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: February 09, 2024

County of Recording: Denver

Recording Date of Deed of Trust: February 14, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024011921

Original Principal Amount: \$213,750.00

Outstanding Principal Balance: \$211,327.32

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT NO. 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

Purported common address: 2375 S LINDEN CT UNIT 313, DENVER, CO 80222.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/26/2026

Last Publication: 7/24/2026

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: 03/19/2026

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 # 00000010588879

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

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

District Court, Arapahoe County

Case Number: 2026PR30696

In the Matter of the Estate of

Marvin Vincent Lancaster a/k/a Marvin Lancaster and Marvin V. Lancaster, 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 November 20, 2026, or the claims may be forever barred.

bonnie lou reiswig

Personal Representative

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

1471 Stuart Street

Denver, CO 80204

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

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

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): EVER AGUIRRE PEREZ AND APOLINAR AGUIRRE

Original Beneficiary(ies): SECURITY SERVICE FEDERAL CREDIT UNION

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

Date of Deed of Trust: August 26, 2022

County of Recording: Denver

Recording Date of Deed of Trust: August 31, 2022

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

Original Principal Amount: \$235,400.00

Outstanding Principal Balance: \$235,396.08

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 1427 S YATES ST, DENVER, CO 80219.

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

NOTICE OF SALE

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

THEREFORE, Notice is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

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

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

Attorney File # CO-26-1050218-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000212

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

On April 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MICHELLE C. SULLIVAN

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

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

Date of Deed of Trust: June 24, 2022

County of Recording: Denver

Recording Date of Deed of Trust: June 28, 2022

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

Original Principal Amount: \$269,910.00

Outstanding Principal Balance: \$256,925.46

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

PARCEL 1:

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

PARCEL 2:

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626
Attorney File # 25CO-00730-1

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

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

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

On April 16, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ERIN KALEEN SUTTON

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

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

Date of Deed of Trust: September 08, 2023

County of Recording: Denver

Recording Date of Deed of Trust: September 12, 2023

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

Original Principal Amount: \$497,250.00

Outstanding Principal Balance: \$488,559.02

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 14.82 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 48 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 52.43 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST, PARALLEL TO THE WEST

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/16/2026

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

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

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

Attorney File # 00000010784247

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

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

Court Address: 1437 Bannock Street, Denver, CO 80202

SUMMONS BY PUBLICATION

Case Number: 2026CV32011, Division: 409

Pinpoint Properties LLC,
Plaintiff,

v.

The Estate of Suzanne I. Love; and all unknown persons who claim any interest in the subject matter of this action,
Defendant(s).

TO: The Estate of Suzanne I. Love;

ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION

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 35¹ days after the service of this Summons upon you. Service of this summons shall be complete on the day of the last publica tion. A copy of the complaint may be obtained from the clerk of the court.

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

This is an action affecting specific real property in Denver County commonly known as 3327 N. Adams St. Denver, CO 80205.

Dated this 18th day of June, 2026.

HATCH RAY OLSEN CONANT LLC

By: s/Christopher J. Conant

Christopher J. Conant, Atty. Reg.#: 40269

Attorneys for Plaintiff

Hatch Ray Olsen Conant LLC

730 17th Street, Suite 200

Denver, Colorado 80202

Phone Number: (303) 298-1800

Email Address: cconant@hatchlawyers.com

This summons is issued pursuant to Rule 4(g), C.R.C.P., as amended. This form should not be used where personal service is desired.

¹ Rule 12(a), C.R.C.P., allows 35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain), §38-36-121, C.R.S. (Torrens registration).

First Publication: Friday, July 3, 2026

Last Publication: Friday, July 31, 2026

Published in The Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00741; Division: Civil,

Courtroom: 170

Public Notice is given on 06/26/26 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 VICTORIA ANATOLYEVNA GAVRILENKO be changed to VICTORIA MULLENS.

First Publication: July 3, 2026

Second Publication: July 10, 2026

Third Publication: July 17, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000238

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

On April 21, 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): PROPERTEES LLC

Original Beneficiary(ies): FIRSTBANK

Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust: October 27, 2022

County of Recording: Denver

Recording Date of Deed of Trust: October 31, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022136351

Original Principal Amount: \$1,141,549.00

Outstanding Principal Balance: \$751,223.57

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.

LOTS 1 TO 3, INCLUSIVE, AND THE NORTH 1/2 OF LOT 4, BLOCK 10, BREENLOW PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1900 S NAVAJO ST, DENVER, CO 80223.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/21/2026

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 # 230403.00508

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

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

Denver Probate Court

Case No. 2026PR182

In the Matter of the Estate of

DONNA THEISEN, 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 November 23, 2026 or the claims may be forever barred.

SCOTT THEISEN

Personal Representative

6280 E. 121st Dr.

Brighton, CO 80602

First Publication: July 3, 2026

Second Publication: July 10, 2026

Third Publication: July 17, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000227

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

On April 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): JOSH FRIBERG

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

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

Date of Deed of Trust: March 04, 2021

County of Recording: Denver

Recording Date of Deed of Trust: March 05, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021041614**

Original Principal Amount: \$302,600.00

Outstanding Principal Balance: \$286,634.35

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER

DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Parcel 8 as set Forth in Parcel Reconfiguration Recorded May 18, 2018 as Reception No. 2018059079 and In Townhouse Party Wall Declaration and Grant of Easement Recorded May 18, 2018 as Reception No.

2018059080, And First Amendment Recorded June 24, 2019 as Reception No. 2019080976, More Particularly Described As Follows:

A Parcel of Land Being a Portion of a Parcel of Land Recorded at Reception Number 2014112378, Recorded September 16, 2014 at the City and County of Denver Clerk and Records Office also being a Portion of Lots 16, 17 and 18, Block 22, Hyde Park Addition, Lying Within the Northeast Quarter of Section 26, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, More Particularly Described as Follows:

Basis of Bearings: A 22 Foot Range Line Located Within Gilpin Street between E 35th Avenue and E. 36th Avenue is Assumed to Bear North 00°05'44" East a Distance of 415.21 Feet between A 2.5" Brass Cap Stamped "PLS 9439" in a Range Box Found at the Intersection of Said Gilpin Street and E. 35th Avenue and a Chiseled "X" on Top of A Stone in a Range Box Found at the Intersection of said Gilpin Street and E. 36th Avenue.

Commencing at Said 2.5" Brass Cap Located at the Intersection Of Gilpin Street and E. 35th Avenue; Thence North 88°39'26" East a Distance of 198.78 Feet to the Southwest Corner of Said Lot 16, Block 22; Thence South 89°51'21" East along the South Line of Said Lot 16, Block 22, a Distance of 87.32 Feet to the Point of Beginning;

Thence Departing Said South Line North 00°16'19" East, a Distance of 33.75 Feet;

Thence South 89°56'30" East a Distance of 0.65 Feet;

Thence North 00°16'19" East a Distance of 36.25 Feet to a Point on the North Line of Said Lot 18, Block 22;

Thence South 89°51'21" East along the North Line of Said Lot 18, Block 22, a Distance of 12.18 Feet;

Thence Departing Said North Line South 00°08'39" West, a Distance of 22.94 Feet;

Thence North 89°53'49" West a Distance of 2.46 Feet;

Thence South 00°16'19" West a Distance of 13.29 Feet;

Thence South 89°56'30" East a Distance of 1.86 Feet;

Thence South 00°16'19" West a Distance of 33.77 Feet To a Point on the South Line of said Lot 16, Block 22;

Thence North 89°51'21" West Along Said South Line a Distance of 12.27 Feet to the Point Of Beginning, City and County of Denver, State of Colorado.

Purported common address: 1735 E 35TH AVENUE, DENVER, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/20/2026 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: 6/26/2026

Last Publication: 7/24/2026

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: 04/20/2026

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: AMANDA FERGUSON #44893

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

Attorney File # CO26375

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

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

Denver Probate Court

Case No. 2026PR287

In the Matter of the Estate of

RAFTERFORD BARNARD a/k/a RAFT BARNARD, 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 November 10, 2026 or the claims may be forever barred.

GLENNA WOODY

Personal Representative

PO Box 2219

Durango, CO 81302

First Publication: July 3, 2026

Second Publication: July 10, 2026

Third Publication: July 17, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000248

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

On April 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): NACHE ALIS EMANUEL

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: June 05, 2023

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023054539

Original Principal Amount: \$251,709.00

Outstanding Principal Balance: \$244,939.56

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

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

The land referred to in this document is situated in the State of Colorado, County of Denver, and is described as follows:

PARCEL 5:

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 4, STAPLETON FILING NO. 45, RECORDED MAY 9, 2014 AT RECEPTION NO. 2014052885 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIPS 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 4, AND CONSIDERING THE SOUTHERLY LINE OF SAID LOT 2 TO BEAR SOUTH 68°31'20" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 4 THE FOLLOWING TWO (2) COURSES;

1) NORTH 21°28'40" WEST A DISTANCE OF 12.66 FEET TO A POINT OF CURVATURE;

2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°21'30", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF

100.99 FEET AND A CHORD THAT BEARS NORTH 18°17'55" WEST A DISTANCE OF 100.93 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY LINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°20'17", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 21.25 FEET AND A CHORD THAT BEARS NORTH 14°27'01" WEST A DISTANCE OF 21.25 FEET;

THENCE NORTH 76°13'67" EAST A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE ON THE EASTERLY LINE OF SAID LOT 2, BLOCK 4;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°06'17", A RADIUS OF 845 FEET, AN ARC LENGTH OF 21.25 FEET AND A CHORD THAT BEARS SOUTH 14°30'07" EAST A DISTANCE OF 21.25 FEET;

THENCE SOUTH 76°13'07" WEST A DISTANCE OF 65.42 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM RECORDED AUGUST 04, 2015 AT RECEPTION NO. 2015108695, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5413 CENTRAL PARK BOULEVARD, DENVER, CO 80238.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/27/2026 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: 7/3/2026

Last Publication: 7/31/2026

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: 04/27/2026

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: ALISON L. BERRY #34531

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

Attorney File # 25-034666

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. 2026-000211**

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

On April 13, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): AUREA SUZETH TOLNAY

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

Current Holder of Evidence of Debt: SUMMIT MORTGAGE CORPORATION

Date of Deed of Trust: November 18, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 22, 2022

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

Original Principal Amount: \$148,900.00

Outstanding Principal Balance: \$142,137.61

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/13/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ARICYN J DALL #51467

RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626
Attorney File # 26CO00116-1

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000203

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

On April 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): UNIVERSITY PARK VENTURES, LLC Original Beneficiary(ies): CAPITAL FUND I, LLC ISAOA

Current Holder of Evidence of Debt: CAPITAL FUND REIT, LLC

Date of Deed of Trust: February 27, 2025

County of Recording: Denver

Recording Date of Deed of Trust: March 05, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025018643

Original Principal Amount: \$175,000.00

Outstanding Principal Balance: \$171,827.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: YOU ARE NOTIFIED AS FOLLOWS: THE UNDERSIGNED, ON BEHALF OF THE HOLDER, GIVES NOTICE AND DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST INCLUDING, BUT NOT LIMITED TO THE BORROWER'S FAILURE TO PAYOFF THE LOAN IN FULL AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

Purported common address: 2500 YORK STREET APT 204, DENVER, CO 80205.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 08/13/2026 via remote, web-based auction service, sell to

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

First Publication: 6/19/2026

Last Publication: 7/17/2026

Name of Publication: INTERMOUNTAIN JEWISH NEWS

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

DATE: 04/10/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KEITH A GANTENBEIN #39213

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

Attorney File # 56880 FCL

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000264**

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

On May 8, 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): Raymond L. Kilthau AND Sonny C. Ackles

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Top Flite Financial, Inc., ITS SUCCESSORS AND ASSIGNS

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

Date of Deed of Trust: February 19, 2021

County of Recording: Denver

Recording Date of Deed of Trust: March 03, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021039720

Original Principal Amount: \$735,000.00

Outstanding Principal Balance: \$269,845.71

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: 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.

LOT 8, BLOCK 40, ATHMAR PARK UNIT NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1734 W Kentucky Ave, Denver, CO 80223.

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, 09/10/2026 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, July 17, 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: 7/17/2026

Last Publication: 8/14/2026

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: 05/08/2026

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: Lynn M. Janeway #15592

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

Attorney File # 26-037555

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.