

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. 2026-000258

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. 2026-000270

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. 2026-000260

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. 2026-000266

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.

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

Denver Probate Court

Case No. 2026PR030505

In the Matter of the Estate of

BARBARA ANN SHINDELL A/K/A BARBARA SHINDELL, 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 30, 2026, or the claims may be forever barred.

RACHAEL ABRAMS

Personal Representative

c/o Chayet & Danzo, LLC

650 S. Cherry St., #710

Denver, CO 80246

First Publication: July 31, 2026

Second Publication: August 7, 2026

Third Publication: August 14, 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

Intermountain Jewish News

Legal Notices, July 31, 2026

www.ijn.com/legal-notice

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

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

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. 2026-000268

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. 2026-000248**

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. 2026-000304

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

On May 22, 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): Gary L Schmidt AND Sylvia D Schmidt

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MUTUAL OF OMAHA MORTGAGE, INC. F/K/A SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS

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

Date of Deed of Trust: July 11, 2020

County of Recording: Denver

Recording Date of Deed of Trust: August 04, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020112406

Original Principal Amount: \$154,000.00

Outstanding Principal Balance: \$136,636.63

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL I

AN UNDIVIDED 1/192 INTEREST IN AND TO BLOCK 15, WINDSOR GARDENS EAST, FILING NO. 2, SUBJECT TO EASEMENTS OF RECORD.

PARCEL II

ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 10-A (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 1822), IN BUILDING NO. 38 NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, ON THE 22ND DAY OF JULY, 1969 IN CONDOMINIUM PLAT BOOK 1 AT PAGE 92.

PARCEL III

AN UNDIVIDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED. TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 95 IN PARKING LOT NO. 12 OF SAID BLOCK LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

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

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

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

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

Purported common address: 675 S. Alton Way 10-A, Denver, CO 80247-1710.

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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 25-035958

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. 2026-000275

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.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: 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 Fragoso

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. 2026-000272**

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.

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

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

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

YEAR/MAKE/MODEL	VIN #
2022 CHEVROLET MALIBU LT	128303
2014 KAWASAKI KLE650-D	A07105
2001 VOLKSWAGEN PASSAT	033455
2005 VOLKSWAGEN BEETLE	354457
2014 CHEVROLET CRUZE LS	174532
2000 HONDA ACCORD	020059
2006 VOLKSWAGEN JETTA	625884
2010 FORD FUSION SE	412426

Date of 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 #
2004 DODGE DURANGO	231486
2013 NISSAN VERSA	887715
2014 PALOMINO CAMPER	045887
2019 CHEVROLET COLORADO LT	110431
2022 KIA SPORTAGE LX	026601
1994 HONDA ACCORD LX/EX	004269
2015 NISSAN PATHFINDER S/SV/SL/PLAT	704306
2005 CHEVY BLAZER	123647
1998 FORD F-150	A58991
1996 HARLEY DAVIDSON ROAD KING	618263
2005 TOYOTA CAMRY LE/XLE/SE	085674
2003 OLDSMOBILE ALERO	326471
2006 CHEVROLET IMPALA LT	184196
2007 HONDA RIDGELINE	550154
2006 HONDA PILOT EX	504055
2007 JEEP COMMANDER	644232
2002 HONDA CIVIC LX	612888
2008 CHEVROLET TRAILBLAZER LS/LT	153871
2009 JEEP COMPASS SPORT	113724
1999 GMC SIERRA	519178
2012 FORD F250 SUPERDUTY	B38005
1992 TOYOTA COROLLA DLX	283318
2017 MITSUBISHI MIRAGE	G4000843
2008 TOYOTA COROLLA	960890

2007 HONDA ACCORD SE 008693
1986 HONDA CMX450C 003113
2016 BUICK VERANO 106753
2012 CHEVROLET MALIBU LS 205651
2016 CADILLAC XTS LUXURY116579
Date of Publication: July 31, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000300

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On May 29, 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): Madeline Correa, Isaac Correa

Original Beneficiary(ies): Argent Mortgage Company, LLC

Current Holder of Evidence of Debt: Chase Home Lending Mortgage Trust 2023-RPL3

Date of Deed of Trust: July 27, 2004

County of Recording: Denver

Recording Date of Deed of Trust: August 11, 2004

Recording Information (Reception No. and/or Book/Page No.): 2004166093

Original Principal Amount: \$146,700.00

Outstanding Principal Balance: \$79,341.05

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.

NORTH 1/2 OF LOT 60 AND ALL OF LOTS 61 AND 62, BLOCK 17, WINDSOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 833 Lowell Blvd., 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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-26-1049272-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. 2026-000313

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

On May 29, 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): Zavala Enterprises LLC

Original Beneficiary(ies): John C. Richert

Current Holder of Evidence of Debt: John C. Richert

Date of Deed of Trust: December 05, 2024

County of Recording: Denver

Recording Date of Deed of Trust: December 05, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024112762

Original Principal Amount: \$315,000.00

Outstanding Principal Balance: \$315,000.00

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: failure to make monthly payments on the Evidenced of Debt, as required under said Deed of Trust and the Evidence of Debt secured thereby

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lots 9 and 10, Block 1, Broadway Highlands, City and County of Denver, State of Colorado, known as No.

2532 South Broadway, Denver, CO 80210, together with all its appurtenances

Purported common address: 2532 South Broadway, 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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: HARVEY L. KRAMER #31239

KRAMER LAW LLC 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 (303) 282-4342

Attorney File # Zavala

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.

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: 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. 2026-000262**

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. 2026-000282

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. 2026-000303

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

On May 22, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Mary C Alexander

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

Current Holder of Evidence of Debt: LONGBRIDGE FINANCIAL, LLC

Date of Deed of Trust: October 07, 2024

County of Recording: Denver

Recording Date of Deed of Trust: October 17, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024096501

Original Principal Amount: \$960,000.00

Outstanding Principal Balance: \$268,904.37

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: 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 2, BLOCK 3, HAMPDEN HEIGHTS SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN/PARCEL ID: 06343-16-002-000

Purported common address: 3413 S Akron St, Denver, CO 80231-4638.

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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 26-037668

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. 2026PR030393

In the Matter of the Estate of

MARY LOUISE COLEMAN A/K/A MARY LOUISE SONTAG COLEMAN A/K/A MARY COLEMAN A/K/A MARY L. COLEMAN A/K/A MARY LOUISE SONTAG A/K/A MARY L. SONTAG A/K/A MARY SONTAG A/K/A MARY LOU COLEMAN A/K/A MARY LOU SONTAG, 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 30, 2026, or the claims may be forever barred.

NANCY ALLISON COLEMAN

Personal Representative

5408 Sycamore Court

Colleyville, Texas 76034

PAUL MILLER, Esq. Atty. Reg. #: 24013

Attorney for the Personal Representative

3900 E. Mexico Ave. Suite 300

Denver, CO 80210

Phone Number: (303) 900-2529

FAX Number: (720) 536-5023

E-mail: dhoffman@hn-colaw.com; jorrino@hn-colaw.com;

First Publication: July 31, 2026

Second Publication: August 7, 2026

Third Publication: August 14, 2026

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION Denver Probate Court

Case No. 2026PR030597

In the Matter of the Estate of

ERIK STANLEY, 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 30, 2026, or the claims may be forever barred.

SARAH RODRIGUEZ

Personal Representative

c/o 5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

DENISE HOFFMAN WHITE, Esq. Atty. Reg. #: 33143

JOSEPH ORRINO, Esq. Atty. Reg. #: 50499
Attorney for the Personal Representative
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140
FAX Number: (303) 860-7344
E-mail: dhoffman@hn-colaw.com; jorrino@hn-colaw.com;
First Publication: July 31, 2026
Second Publication: August 7, 2026
Third Publication: August 14, 2026
Published: Intermountain Jewish News

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00382, Courtroom: 175

Public Notice is given on 4/10/26 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 FELIPE XAVIER GALLEGOS-CERVANTES be changed to FELIPE XAVIER CERVANTES III.

First Publication: July 24, 2026

Second Publication: July 31, 2026

Third Publication: August 7, 2026

Published: Intermountain Jewish News

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.

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 # 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.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: 05/08/2026

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.

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000312

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

On May 29, 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): Jonathan David Rubin who acquired Title as J. David Rubin

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

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: July 26, 2021

County of Recording: Denver

Recording Date of Deed of Trust: August 02, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021144079

Original Principal Amount: \$304,904.00

Outstanding Principal Balance: \$275,944.90

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 33 and 34, Block 5, Alta Vista, City and County of Denver, State of Colorado.

Purported common address: 1261 S Fillmore 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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 # CO26972

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. 2026-000256

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. 2026-000308

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

On May 22, 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): Edward Lamont Cole Price

Original Beneficiary(ies): BELLCO CREDIT UNION

Current Holder of Evidence of Debt: BELLCO CREDIT UNION

Date of Deed of Trust: May 07, 2021

County of Recording: Denver

Recording Date of Deed of Trust: May 17, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021094093

Original Principal Amount: \$93,475.00

Outstanding Principal Balance: \$83,522.83

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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT 305, TOWNE SQUARE LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 04, 2002, UNDER RECEPTION NO. 2002152829, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 24, 2001, UNDER RECEPTION NO. 2001161142, AS AMENDED FROM TIME TO TIME, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY, AS A LIMITED COMMON ELEMENT, PARKING SPACE S, 52, AND 53, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 15475 Andrews Dr #305, Denver, CO 80239-5791.

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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 26-037467

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 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.

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

Court Address: 1437 Bannock Street, Denver, CO 80202

Court Use Only

Case Number: 2025CV34144, Division/Courtroom: 215

Delano Properties LLC,

Plaintiff,

v.

Julie R. Wiley,

Defendant.

NOTICE OF LEVY

TO THE JUDGMENT DEBTOR JULIE R. WILEY:

You are hereby notified that pursuant to and under the authority of a WRIT OF EXECUTION issued by the Denver County District Court, certain real property, owned by you, or owed to you, is being held or taken to pay the claim of the above Plaintiff.

The real property being held or taken is: Lot 11, Block 1, Chaffee Park Heights, City and County of Denver, State of Colorado, Commonly known as 4801 Shoshone Street, Denver, Colorado.

You have legal rights that may prevent all or part of your money or property from being taken. That part of the money or property that may not be taken is called "exempt property". A partial list of "exempt property" is shown below, along with the law which may make all or part of your money or property exempt. Notwithstanding your right to claim the property as "exempt", no exemption other than the exemptions set forth in Section 13-54-104(3), C.R.S., may be claimed for a Writ which is the result of a judgment taken for arrearages for child support or for child support debt. The purpose of this Notice of Levy is to tell you about these rights.

If the money or property which is being withheld from you includes any "exempt property", you must file within 14 days of receiving this Notice of Levy a written claim of exemption with the Clerk of the Court, describing what money or property you think is "exempt property" and the reason that it is exempt.

You must act quickly to protect your rights. Remember, you only have 14 days after receiving this Notice of Levy to file your claim of exemption with the Clerk of Court. Your failure to file a claim of exemption within 14 days is a waiver of your right to file.

Dated: July 21, 2026.

Published in The Intermountain Jewish News

First Publication: Friday, July 24, 2026

Last Publication: Friday, August 7, 2026

PARTIAL LIST OF EXEMPT PROPERTY (Numbered statutory references are subject to change)

1. All or part of your property listed in Sections 13-54-101 and 102, C.R.S., including clothing jewelry, books, burial sites, household goods, food and fuel, farm animals, seed, tools, equipment and implements, military allowances, stock-in-trade, certain items used in your occupation, bicycles, motor vehicles (greater for disabled persons), life insurance, income tax refunds, money received because of loss of property or for personal injury, equipment that you need because of your health, or money received because you were a victim of a crime.
2. All or part of your earnings under Section 13-54-104, C.R.S.
3. Workers' compensation benefits under Section 8-42-124, C.R.S.
4. Unemployment compensation benefits under Section 8-80-103, C.R.S.
5. Group life insurance benefits under Section 10-7-205, C.R.S.
6. Health insurance benefits under Section 10-16-212, C.R.S.
7. Fraternal society benefits under Section 10-14-403, C.R.S.
8. Family allowances under Section 15-11-404, C.R.S.
9. Teachers' retirement fund benefits under Section 22-64-120, C.R.S.
10. Public employees' retirement benefits (PERA) under Sections 24-51-212 and 24-54-111, C.R.S.
11. Social security benefits (OASDI, SSI) under 42 U.S.C. §407.
12. Railroad employee retirement benefits under 45 U.S.C. §23.
13. Public assistance benefits (OAP, AFDC, TANF, AND, AB, LEAP) under Section 26-2-131, C.R.S.
14. Policemen's and firemen's pension fund payments under Sections 31-30-117, 31-30.5-208 and 31-31-203, C.R.S.
15. Utility and security deposits under Section 13-54-102(1)(r), C.R.S.
16. Proceeds of the sale of homestead property under Section 38-41-207, C.R.S.
17. Veteran's Administration benefits under 38 U.S.C. §5301.
18. Civil service benefits under 5 U.S.C. §8346.
19. Mobile homes and trailers under Section 38-41-201.6, C.R.S.
20. Certain retirement and pension funds and benefits under Section 13-54-102(2)(s), C.R.S.
22. A Court-ordered child support and maintenance obligation or payment under Section 13-54-102(1)(u), C.R.S.
23. Public or private disability benefits under Section 13-54-102(1)(v), C.R.S.

REMEMBER THAT THIS IS ONLY A PARTIAL LIST OF "EXEMPT PROPERTY"; you may wish to consult with a lawyer who can advise you of your rights. If you cannot afford one, there are listings of legal assistance and legal aid offices in the yellow pages of the telephone book.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000290**

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

On May 22, 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): Lilian G. Cates

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: October 20, 2021

County of Recording: Denver

Recording Date of Deed of Trust: October 21, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021197507

Original Principal Amount: \$355,300.00

Outstanding Principal Balance: \$329,162.13

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: 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 NO. 2008, PARK 100 CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON JULY 13, 2006, AT RECEPTION NO. 2006112282, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARK 100 CONDOMINIUMS RECORDED ON JULY 13, 2006, AT RECEPTION NO. 2006112281, IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO. AS AMENDED FROM TIME TO TIME, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

INCLUDING THE EXCLUSIVE RIGHT TO USE LCE PARKING SPACE NO(S). 184 AND 185, AS DEFINED BY THE DECLARATION AND DEPICTED ON THE CONDOMINIUM MAP; AND INCLUDING THE EXCLUSIVE RIGHT TO USE LCE STORAGE SPACE NO(S). 38, DEFINED AS BY THE DECLARATION AND DEPICTED ON THE CONDOMINIUM MAP, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 100 Park Ave #2008, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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-26-1053126-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. 2026-000306**

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

On May 22, 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): Lucas Sachs AND Natalia Ann MacDonald

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: CARRINGTON MORTGAGE SERVICES, LLC

Date of Deed of Trust: June 30, 2023

County of Recording: Denver

Recording Date of Deed of Trust: July 03, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023062399

Original Principal Amount: \$615,587.00

Outstanding Principal Balance: \$597,435.02

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.

A portion of Lots 28 and 27, Block 2, South Swansea Addition,

City and County of Denver being more particularly described as follows. COMMENCING at the northeast corner of Lot 33 of said Block 2;

THENCE S00°00'04"E along the easterly line of said Block 2, a distance of 136.22 feet to the POINT OF BEGINNING;

THENCE S00°00'04"E continuing along the easterly line of said Block 2, a distance of 16.33 feet;

THENCE N90°00'00"W along the centerline of common walls and the extensions thereof, a distance of 125.05 feet;

THENCE N00°00'10"W along the westerly lines of said Lots 27 and 28, a distance of 16.33 feet;

THENCE N90°00'00"E along the centerline of common walls and the extensions thereof, a distance of 125.05 feet to the POINT OF BEGINNING.

City and County of Denver, State of Colorado

Purported common address: 3911 N Cook 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 26-037155

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.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: 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. 2026-000318**

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

On May 29, 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): JANE PIGFORD

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

Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Date of Deed of Trust: June 01, 2012

County of Recording: Denver

Recording Date of Deed of Trust: June 06, 2012

Recording Information (Reception No. and/or Book/Page No.): 2012073319

Original Principal Amount: \$165,000.00

Outstanding Principal Balance: \$114,511.41

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.

CONDOMINIUM UNIT NO 310 THE PROMONTORY (A CONDOMINIUM) IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED AUGUST 05 1980 IN BOOK 2203 AT PAGE 79 AND AMENDED AND RESTATED CONDOMINIUM DECLARATION, RECORDED DECEMBER 29 1988 UNDER RECEPTION NO R 88 0346363 AND CONDOMINIUM MAP RECORDED ON AUGUST 05, 1980 UNDER RECEPTION NO 28275 AND AMENDED MAP RECORDED SEPTEMBER 04, 1980 UNDER RECEPTION NO 40939, AND AS FURTHER AMENDED IN MAP RECORDED DECEMBER 29 1988 UNDER RECEPTION NO 346361 OF THE DENVER COUNTY STATE OF COLORADO RECORDS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE

FOLLOWING LIMITED COMMON ELEMENTS PARKING SPACE(S) 310A AND 310B CITY AND COUNTY OF DENVER STATE OF COLORADO

Purported common address: 7000 EAST QUINCY AVENUE D-310, 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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 # 00000010792810

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. 2026-000294

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

On May 22, 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 Jesse Gallegos and Melisa Michelle Lettig

Original Beneficiary(ies): FirstBank

Current Holder of Evidence of Debt: FirstBank

Date of Deed of Trust: September 08, 2022

County of Recording: Denver

Recording Date of Deed of Trust: September 13, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022120064

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$49,799.91

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 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.

LOT 9, BLOCK 2, BOW-MAR HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3953 W Quigley Dr, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 307918.00171

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. 2026-000291

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

On May 22, 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): Melissa A Santasiero

Original Beneficiary(ies): ZB, N.A. DBA Vectra Bank Colorado

Current Holder of Evidence of Debt: Zions Bancorporation, N.A. dba Vectra Bank Colorado, fka ZB, N.A. dba Vectra Bank Colorado

Date of Deed of Trust: February 09, 2017

County of Recording: Denver

Recording Date of Deed of Trust: January 28, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022012946

Original Principal Amount: \$112,100.00

Outstanding Principal Balance: \$111,698.77

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay installments of principal and interest, together with 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 15, BLOCK 7, INDIAN CREEK FILING 3, COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 7928 E Mexico Ave, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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: Neil K. Dunning #10181

Brown Dunning Fein Drusch PC 7995 E. Prentice Ave., Suite 101E, Greenwood Village, CO 80111 (303) 329-3363

Attorney File # 3230-203

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. 2026-000293

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

On May 22, 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): WELLS FARGO BANK, N.A.

Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A.

Date of Deed of Trust: October 17, 2008

County of Recording: Denver

Recording Date of Deed of Trust: October 31, 2008

Recording Information (Reception No. and/or Book/Page No.): 2008149529

Original Principal Amount: \$70,282.00

Outstanding Principal Balance: \$42,338.24

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.

LOTS 35 AND 36, BLOCK 2, BARRICKS COLFAX ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 1371 WILLOW 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 00000010797959

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. 2026-000297**

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

On May 22, 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): Ruben Cabral

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Citywide Home Loans, A Utah Corporation Its Successors and Assigns

Current Holder of Evidence of Debt: MidFirst Bank

Date of Deed of Trust: April 29, 2015

County of Recording: Denver

Recording Date of Deed of Trust: May 06, 2015

Recording Information (Reception No. and/or Book/Page No.): 2015057949

Original Principal Amount: \$237,518.00

Outstanding Principal Balance: \$174,081.82

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 47, BLOCK 1, GREEN VALLEY RANCH FILING NO. 56 BLOCK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 19969 Randolph Place, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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-26-1052934-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.

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 # CO26894

Intermountain Jewish News

Legal Notices, July 31, 2026

www.ijn.com/legal-notice

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

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

NOTICE 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

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

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

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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. 2026-000317**

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

On May 29, 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): Heidi M Kuker

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

Current Holder of Evidence of Debt: PHH ASSET SERVICES LLC

Date of Deed of Trust: February 28, 2025

County of Recording: Denver

Recording Date of Deed of Trust: March 03, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025017698

Original Principal Amount: \$806,500.00

Outstanding Principal Balance: \$800,260.36

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 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.

PARCEL 3 (4490 W 45TH)

THAT PART OF LOT 47 AND 48, EDBROOKE'S RESUBDIVISION OF BLOCK 32, BERKELEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID BLOCK 32 TO BEAR N89°41'27"E WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO. COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 32, THENCE ALONG THE NORTH LINE OF SAID BLOCK 32, S89°41'27"W A DISTANCE OF 51.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE S0°18'33"E A

DISTANCE OF 49.99 FEET; THENCE ALONG THE NORTH LINE OF LOT 46 OF SAID BLOCK 32, S89°41'27"W A DISTANCE OF 18.58 FEET; THENCE N0°18'33"E A DISTANCE OF 49.99 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 32; THENCE ALONG SAID NORTH LINE, N89°41'27"E A DISTANCE OF 18.58 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO
PARCEL 3A (4490 W 45TH)
THAT PART OF LOT 47 AND 48, EDBROOKE'S RESUBDIVISION OF BLOCK 32, BERKELEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE NORTH LINE OF SAID BLOCK 32 TO BEAR N89°41'27"E WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO. COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 32, THENCE ALONG THE NORTH LINE OF SAID BLOCK 32, S89°41'27"W A DISTANCE OF 124.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 48; THENCE ALONG THE WEST LINE OF SAID LOT 48; S0°11'18"E A DISTANCE OF 25.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°43'57"E A DISTANCE OF 36.18 FEET; THENCE S0°16'03"E A DISTANCE OF 9.97 FEET; THENCE S89°43'57"W A DISTANCE OF 36.21 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 48, N0°11'18"E A DISTANCE OF 9.97 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 4490 W 45th Avenue, 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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 # 26-037706

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. 2026-000311**

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

On May 29, 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): Misty Nicole Montague

Original Beneficiary(ies): Westerra Credit Union

Current Holder of Evidence of Debt: Westerra Credit Union

Date of Deed of Trust: July 07, 2017

County of Recording: Denver

Recording Date of Deed of Trust: July 12, 2017

Recording Information (Reception No. and/or Book/Page No.): 2017090612

Original Principal Amount: \$10,000.00

Outstanding Principal Balance: \$8,844.81

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 installments of principal and interest, together with 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 3, HOME 104, AS SHOWN AND DESCRIBED ON THAT CERTAIN SABLE RIDGE TOWNHOMES PLANNED COMMUNITY MAP RECORDED ON JUNE 20, 2014 AT RECEPTION NO. 2014071760, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SABLE RIDGE TOWNHOMES, RECORDED MARCH 24, 2014 AT RECEPTION NO.

2014032150, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF DENVER COUNTY, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 15138 East Andrews Drive Unit 104, 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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: Neil K. Dunning #10181

Brown Dunning Fein Drusch PC 7995 E. Prentice Ave., Suite 101E, Greenwood Village, CO 80111 (303) 329-3363

Attorney File # 3006-007 B

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. 2026-000320**

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

On May 29, 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): Brent Rich and Patricia Rich

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

Current Holder of Evidence of Debt: loanDepot.com, LLC

Date of Deed of Trust: December 30, 2019

County of Recording: Denver

Recording Date of Deed of Trust: January 06, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020001698

Original Principal Amount: \$221,675.00

Outstanding Principal Balance: \$195,052.67

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: 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 I:

An undivided 1/184th interest in and to said Block 24, Windsor Gardens East, subject to easements of record.

Parcel II:

All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 8-B (for convenient reference, numbered as unit No. 2679), in building No. 62, now or hereafter constructed in said Block, said Building located substantially as shown on the area plat plan thereof, filed of record in the office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 31st Day of December 1971 in Condominium Plat in Book 2 at Page 30.

Parcel III:

An undivided 1/144th 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:

The exclusive right to use and occupy parking stall No. 148 in parking lot No. up-24 of said Block, located substantially as shown on the area Plat plan referred to above the exclusive right to use balconies, air-conditioners or other appliances which project beyond the place or area above described and contiguous thereof. A right of way, in common with others, for ingress and egress to and from property above described. The right to use stairs, halls, passage ways and other common areas in the Apartments Building described in Parcel 2 above in common with other owners of the right to use common areas in said Block in common with other owners of space or areas in Apartments building now or hereafter construct in said Block except the use of the common area located in buildings other than that described in Parcel 2, above, including their Agents, servants, employees and invitees. City and County of Denver, State of Colorado.

Purported common address: 9355 E Center Ave, 8B, 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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

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

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

Attorney File # 48273222

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. 2026-000307

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

On May 22, 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): Brooks Chandler Christensen

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: May 17, 2024

County of Recording: Denver

Recording Date of Deed of Trust: May 21, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024045850

Original Principal Amount: \$250,774.00

Outstanding Principal Balance: \$250,578.37

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: 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.

CONDOMINIUM UNIT NO. 307, BUILDING 7375, WHISPERING PINES WEST CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978, IN BOOK 1785, AT PAGE 2, AND AMENDED JANUARY 30, 1979, IN BOOK 1842 AT PAGE 179 AND THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979, IN BOOK C-10, AT PAGE 1, OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 7375 East Quincy Avenue #307, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 26-037715

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. 2026-000296

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

On May 22, 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): Native Industries Inc LLC, a Colorado Limited Liability Company

Original Beneficiary(ies): Indicate Capital, LLC, a Colorado Limited Liability Company

Current Holder of Evidence of Debt: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Morgan Stanley Residential Mortgage Loan Trust 2024-RPL1

Date of Deed of Trust: December 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: December 20, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022150996

Original Principal Amount: \$1,164,000.00

Outstanding Principal Balance: \$1,164,000.00

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: 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.

DAKOTA HILL DEVELOPMENT, A PLANNED BUILDING GROUP, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 27, EXCEPT THE SOUTH 7 FEET THEREOF, ALL OF LOT 28, AND THE SOUTH 11 FEET OF LOT 29, BLOCK 2, SOUTH CAPITOL HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 5401 E Dakota Ave, Unit 3, Denver, CO 80246.

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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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-26-1047958-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. 26C00877; Division: Civil,

Courtroom: 170

Public Notice is given on 07/27/26 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of LISA MICHELLE JOHNSON be changed to LISA MICHELLE CASADOS.

First Publication: July 31, 2026

Second Publication: August 7, 2026

Third Publication: August 14, 2026

Published: Intermountain Jewish News

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:

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.

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: 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. 2026-000309

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

On May 29, 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): GARETT FRANK DENTON

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

Current Holder of Evidence of Debt: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2025-12

Date of Deed of Trust: October 24, 2024

County of Recording: Denver

Recording Date of Deed of Trust: October 30, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024100703

Original Principal Amount: \$100,001.00

Outstanding Principal Balance: \$99,300.25

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: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 47 AND 48, BLOCK 98, EXCEPT THE REAR 8 FEET TO THE CITY, BERKELEY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4995 MEADE STREET, DENVER, CO 80221.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/24/2026 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

Intermountain Jewish News

Legal Notices, July 31, 2026

www.ijn.com/legal-notice

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

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

First Publication: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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 # 00000010794261

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.

**NOTICE OF SALE BY
AJ Towing LLC
4300 Hudson Mile Rd.
Watkins CO 80136
(303) 900-0076**

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

YEAR/MAKE/MODEL	VIN #
2002 NISSAN XTERRA SE	514529
1999 FORD MUSTANG	130157
2001 MERCURY GRAND MARQUIS	644995
2008 SUBARU IMPREZA	801086
2016 FORD TRANSIT 350	A36563
1988 LAMBORGHINI CONTACH	706440
2001 JEEP GRAND CHEROKEE	023479
2019 HYUNDAI KONA	294716

Date of Publication: July 31, 2026

Published: Intermountain Jewish News

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 publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing 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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000292**

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

On May 22, 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): Reina Lopez

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: CARRINGTON MORTGAGE SERVICES, LLC

Date of Deed of Trust: April 08, 2021

County of Recording: Denver

Recording Date of Deed of Trust: April 08, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021069363

Original Principal Amount: \$234,671.00

Outstanding Principal Balance: \$209,415.13

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: 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.

LEGAL DESCRIPTION

CONDOMINIUM UNIT 106, BUILDING 22, WOODSIDE VILLAGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED APRIL 19, 1983 UNDER RECEPTION NO. 94675 AS AMENDED BY CONDOMINIUM MAP RECORDED MAY 11, 1984 UNDER RECEPTION NO. 60887 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE 10, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 115, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 8600 East Alameda Avenue Apt 22-106, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 22-029109

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. 2026-000302**

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

On May 22, 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): Cardinal Capital, LLC

Original Beneficiary(ies): Capital Fund I, LLC ISAOA

Current Holder of Evidence of Debt: Capital Fund REIT, LLC

Date of Deed of Trust: August 13, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 22, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024079150

Original Principal Amount: \$299,000.00

Outstanding Principal Balance: \$299,000.00

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: 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 THIRTY (30) AND THIRTY ONE (31), BLOCK TWELVE (12), ROSEDALE, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2171 S. Cherokee 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.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 50655 FCL

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

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

District Court, Adams County

Case No. 2026PR198

Division T, Courtroom 306

In the Matter of the Estate of

ROSARIO BOGNOT PARKS, Deceased.

All persons having claims against the above-named estate are required to present them to the special administrator or to the District Court of Adams, County, Colorado, on or before August 23, 2026, or the claims may be forever barred.

CHRISTOPHER TURNER, Esq. Atty. Reg. #: 43245

Public Administrator, 17th Judicial District

Special Administrator

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 5938295

E-mail: christopher@turnerlawllc.net;

First Publication: July 31, 2026

Second Publication: August 7, 2026

Third Publication: August 14, 2026

Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 2026PR30286

Division T

In the Matter of the Estate of

CHAD BARRY GILILLAND A/K/A CHAD B. GILILLAND A/K/A CHAD GILILLAND, Deceased.

All persons having claims against the above-named estate are required to present them to the special administrator or to the District Court of Adams, County, Colorado, on or before December 1, 2026, or the claims may be forever barred.

CHRISTOPHER TURNER, Esq. Atty. Reg. #: 43245

Public Administrator, 17th Judicial District

Special Administrator

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 5938295

E-mail: christopher@turnerlawllc.net;

First Publication: July 31, 2026

Second Publication: August 7, 2026

Third Publication: August 14, 2026

Published: Intermountain Jewish News

COMBINED 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. 2026-000251

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.

**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

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.

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.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: 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. 2026-000264**

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 found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale 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.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000319**

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

On May 29, 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): Ura Anthony Sippial

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

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

Date of Deed of Trust: November 20, 2023

County of Recording: Denver

Recording Date of Deed of Trust: December 05, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023114046

Original Principal Amount: \$780,000.00

Outstanding Principal Balance: \$183,040.00

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.

LOTS 57 AND 58, BLOCK 3, BURNS HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2625 Poplar 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, 09/24/2026 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: 7/31/2026

Last Publication: 8/28/2026

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: 05/29/2026

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 # 26-037695

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. 2026-000316**

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

On May 22, 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): Goodhue QPR Trust I

Original Beneficiary(ies): Stone Timber, LLC A Colorado Limited Liability Company

Current Holder of Evidence of Debt: Stone Timber, LLC A Colorado Limited Liability Company

Date of Deed of Trust: March 28, 2025

County of Recording: Denver

Recording Date of Deed of Trust: April 01, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025027232

Original Principal Amount: \$420,000.00

Outstanding Principal Balance: \$420,000.00

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: Failure to pay 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.

Lots 47 and 48, Block 4, Stebbins Heights Addition, City and County of Denver, State of Colorado Purported common address: 1101 South Downing Street, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 25444.0003

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. 2026-000298**

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

On May 22, 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): Marcella Martinez

Original Beneficiary(ies): Alliance Guaranty Mortgage Corp.

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

Date of Deed of Trust: September 25, 2003

County of Recording: Denver

Recording Date of Deed of Trust: October 13, 2003

Recording Information (Reception No. and/or Book/Page No.): 2003214726

Original Principal Amount: \$262,500.00

Outstanding Principal Balance: \$286,398.97

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely tax and insurance payments under said Deed of Trust and the Evidence of Debt secured thereby

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE NORTH 10.6 FEET OF LOT 5 AND ALL OF LOT 4, EXCEPT THE NORTH 21.48 FEET THEREOF, BLOCK 5A, RESUBDIVISION OF BLOCKS 5 AND 6, VASQUEZ COURT, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4640 Milwaukee 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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-26-1053124-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. 2026-000288

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.

JDF 1414

Court Summons – APR / Custody Case

Citatorio de comparecencia referente a la causa de asignación de las obligaciones de los padres y custodia

A. Court: District

Tribunal: de distrito de menores Colorado County: Jefferson Condado de Colorado:

Mailing Address: **100 Jefferson County Pkwy, Golden Co 80401**

Dirección postal completa:

B. Parties to the Case:

Partes de la causa:

Petitioner: Leyde Marsela Castillo Velasco

Demandante:

&

y

Respondent: Omar Eduardo Vega Trujillo

Demandado:

(or Co-petitioner) (o codemandado)

C. Filed by:

Presentado por:

Name: Leyde Castillo Velasco

Nombre:

Mailing Address: **10555 W. Jewell Ave., Lakewood, CO 80232**

D. Case Details:

Detalles de la causa:

Number: **25DR874**

Numero de causa:

1. Family Case

Causa def tribunal de lo familiar

You (*the Respondent*) are now a part of a court case to resolve a family legal matter. Along with this summons, you will get a document called a Petition. The Petition will let you know more about the case and what the Petitioner wants the Court to do.

Usted (el demandado) ahora es parte de una causa judicial para resolver un asunto legal def tribunal de lo familiar. Anexo a este citatorio de comparecencia, recibira un documento llamado demanda. Mediante este documento tendra mas información respecto a la causa y lo que el demandante desea que haga el juez.

Your Next Steps

Siguientes pasos

You must file a written response to that Petition.

Debe presentar una contestación par escrito ante dicha demanda.

1) You may use form JDF 1420 - **Response to the Petition.**

Puede usar el formulario JOF 1420: Contestación al pedimento referente a la asignación de las obligaciones de las padres.

2) Forms and resources are found online at www.courts.state.co.us/Forms/family.

Los formularios y recursos se encuentran en línea en: www.courts.state.co.us/Forms/family

3) Your response is **due within 21 days** of receiving this summons.

La contestación debe presentarse en un plazo de 21 días a partir de la recepción de este citatorio.

Note! That deadline extends to 35 days when served outside of Colorado or if notified of the case by publication.

Importante: Ese plaza se amplia a 35 dfas si la notificación se realiza fuera de Colorado o si la causa se notifica mediante publicación.

4) File- online at www.ibits.courts.state.co.us/filing.

Presentar en línea en: www.ibits.courts.state.co.us/filing or o bien

File by mail or in-person. (The Court's address is in Box **A** above.)

Presentar por correo o en persona. (La dirección del tribunal esta en la casilla A arriba).

5) Include the filing fee (\$116).

Incluir la tarifa de tramitación (\$116). or o bien

File the Response by mail or in-person with a fee waiver (forms **JDF 205** & **JDF 206**). *Presentar la contestación por correo o en persona si requiere una exención de tarifas (formularios JDF 205 y JDF 206).*

3. Consequences

Consecuencias

If you do not file a Response, the Court may decide the case without your input. You may not receive further notice about court filings and events. You are still required to obey any orders the Court issues.

Si no presenta un escrito de contestación, el juez puede decidir sobre la causa sin su opinión. Posiblemente no reciba mas avisos sobre las presentaciones y eventos del tribunal. Aun debiera obedecer todas las órdenes que dicte el juez.

4. Automatic Court Orders (Temporary Injunction)

órdenes judiciales automáticas (medidas cautelares)

As soon as you receive this Summons, you must obey these orders:

Tan pronto como reciba este citatorio, debe obedecer estas órdenes:

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

No perturbe la paz del otro padre o de las partes en esta causa.

2) Do not take the children in this case out of the state without permission from the Court and/or the other parent (or party).

No se lleve a los niños incluidos en esta causa fuera del estado sin permiso del juez o del otro padre (o parte).

3) Do not stop paying, cancel, or make any changes to health, homeowners, renter's, automobile, or life insurance policies that cover the children or a party in this case or that name a child or a party as a beneficiary.

No deje de pagar, cancele ni modifique las pólizas de seguro médico, de vivienda, de alquiler, de automóvil o de vida que cubran a los hijos o a una de las partes de esta causa o que nombren a un hijo o a una de las partes como beneficiario.

Exception: You may make changes to insurance coverage if you have written permission from the other parent or party or a court order, and you give at least 14 days' Notice to the other party. C.R.S. §§ 14-10-107, 108.

Excepciones: Puede hacer cambios en la cobertura del seguro si tiene permiso por escrito del otro padre o parte o una orden judicial, y avisa a la otra parte con al menos 14 días de antelación. Artículos 14-10-107, 108 de las Leyes Vigentes de Colorado.

You must obey these orders until this case is finalized, dismissed, or the Court changes these orders. To request a change, you may use form **JDF 1314 - General Motion**.

Debe obedecer estas órdenes hasta que se finalice la causa, se desestime o el juez las modifique. Para pedir un cambio, puede usar el formulario JDF 1314: Pedimento general.

5. Note on Genetic Testing

Nota sobre pruebas genéticas

You can request genetic testing. The Court will not hold this request against you when deciding the outcome of the case. After that time, it may be too late to submit genetic testing evidence.

The law that directs this process is C.R.S. § 14-10-124(1.5).

You must do testing and submit the results before the Court establishes who the parents are

(parentage) and issues final orders.

Puede solicitar pruebas genéticas. El juez no tendrá en cuenta esta solicitud en su contra a la hora de decidir el resultado de la causa. Después de ese momento, puede ser demasiado tarde para presentar pruebas genéticas. La ley que regula este proceso es el artículo 14-10-124(1.5).

Debe realizar las pruebas y presentar los resultados antes de que el juez establezca quienes son los padres (filiación) y emita órdenes definitivas.

So Summoned

Así se ordena

Court Clerk

Secretario judicial

Dated: 09/29/2025

Fecha

* See Box Con page 1 for the attorney's name, registration number, and contact information.

Vease la casilla C en la pagina 1 para obtener el nombre, numero de registro e información de contacto del abogado.

First Publication: July 31, 2026

Final Publication: August 28, 2026

Published: Intermountain Jewish News **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

Intermountain Jewish News

Legal Notices, July 31, 2026

www.ijn.com/legal-notice

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

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

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.

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 DUmonceau.

First Publication: July 17, 2026

Second Publication: July 24, 2026

Third Publication: July 31, 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

Intermountain Jewish News

Legal Notices, July 31, 2026

www.ijn.com/legal-notice

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

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.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000301

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

On May 22, 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): Alison Penelope Forbes, Curtis James Kjolhede

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: Lakeview Loan Servicing, LLC

Date of Deed of Trust: August 09, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 14, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024076345

Original Principal Amount: \$255,595.00

Outstanding Principal Balance: \$252,589.13

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: 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 LAND REFERRED TO HEREIN IS SITUATE IN DENVER COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS: UNIT NO. 7, AUDREY POINT CONDOMINIUMS, ACCORDING TO THE: CONDOMINIUM MAP OF AUDREY POINTE CONDOMINIUMS, RECORDED MAY 2, 2005 AT RECEPTION NO. 2005072132 AND THE AMENDED AND RESTATED CONDOMINIUM MAP OF AUDREY POINTE CONDOMINIUMS RECORDED APRIL 11, 2006 AT RECEPTION NO. 2006055182, AND AS DEFINED BY THE CONDOMINIUM DECLARATION OF AUDREY POINTE CONDOMINIUMS, RECORDED MAY 2, 2005 AT RECEPTION NO. 2005072131 AND THE AMENDED AND RESTATED CONDOMINIUM DECLARATION OF AUDREY POINTE CONDOMINIUMS, RECORDED APRIL 11, 2006 AT RECEPTION NO. 2006055181, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE RIGHT TO USE, STORAGE SPACE NO. 7.

Purported common address: 2100 N Franklin St #7, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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-26-1053279-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. 2026-000305

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

On May 22, 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): Joanna M Lee

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

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

Date of Deed of Trust: October 31, 2019

County of Recording: Denver

Recording Date of Deed of Trust: November 01, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019153122

Re-Recording Date of Deed of Trust: December 04, 2019

Re-Recording Information (Reception No. and/or Book/Page No.): 2019170072 Original Principal Amount: \$165,870.00

Outstanding Principal Balance: \$150,060.89

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

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

CONDOMINIUM UNIT NO. 201, BUILDING NO. 6, WOODSIDE VILLAGE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED AUGUST 17, 1981 IN BOOK 2434 AT PAGE 10, AND AMENDMENT RECORDED OCTOBER 20, 1981 IN BOOK 2470 AT PAGE 65 AND CONDOMINIUM MAP RECORDED AUGUST 17, 1981, IN BOOK 20 AT PAGE 11 AND FIRST SUPPLEMENT TO THE CONDOMINIUM MAP OF WOODSIDE VILLAGE CONDOMINIUMS RECORDED OCTOBER 20, 1981 IN UNDER RECEPTION NO. 818, OF THE DENVER COUNTY, COLORADO, RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. 408, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 8335 Fairmount Dr Unit 6-201, 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, 09/17/2026 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: 7/24/2026

Last Publication: 8/21/2026

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: 05/22/2026

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 # 25-035174

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.