

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000355

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

On June 18, 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): Patricia L. Ellis

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

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

Date of Deed of Trust: March 28, 2018

County of Recording: Denver

Recording Date of Deed of Trust: April 03, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018038459

Original Principal Amount: \$55,000.00

Outstanding Principal Balance: \$41,056.57

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

LAND SITUATED IN THE CITY OF DENVER IN THE COUNTY OF DENVER IN THE STATE OF CO

PARCEL I:

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

PARCEL II:

ALL OF THAT SPACE OF AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 1-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 287), IN SAID BUILDING NO. 25, 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 17TH DAY OF OCTOBER, 1963 IN CONDOMINIUM PLAT BOOK 1 AT PAGE 2.

PARCEL III:

AN UNDIVIDED 1/19TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT HERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED. TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 103 IN PARKING LOT NO. P-3 IN BLOCK 3, 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 ABOVE DESCRIBED.

(4) THE RIGHT TO USE 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. COMMONLY KNOWN AS: 755 S CLINTON ST APT 1 B, DENVER, CO 80247-1518

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Purported common address: 755 S Clinton St. Apt 1B, Denver, CO 80247-1518.

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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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;

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

DATE: 06/18/2026

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-26-1053577-JH

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000268

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

On May 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Desiree Hannah Basl

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

Current Holder of Evidence of Debt: Movement Mortgage, LLC

Date of Deed of Trust: October 02, 2024

County of Recording: Denver

Recording Date of Deed of Trust: October 03, 2024

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

Original Principal Amount: \$620,089.00

Outstanding Principal Balance: \$457,179.74

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 1826 W 35th Avenue, Denver, CO 80211.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 7/17/2026

Last Publication: 8/14/2026

Name of Publication: Intermountain Jewish News

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

DATE: 05/08/2026

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

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

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

Attorney File # CO27020

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000259

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.realforeclose.com/>. The bidding rules for the sale 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. 2026-000333**

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

On June 5, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): TIMOTHY LYLE CULBERSON

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

Current Holder of Evidence of Debt: PENTAGON FEDERAL CREDIT UNION

Date of Deed of Trust: February 07, 2022

County of Recording: Denver

Recording Date of Deed of Trust: February 08, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022017644

Original Principal Amount: \$1,557,600.00

Outstanding Principal Balance: \$1,437,594.21

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 FIFTEEN (15) AND SIXTEEN (16), RESUBDIVISION OF BLOCK FOUR, COTTAGE HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3422 UTICA ST, DENVER, CO 80212.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 00000010820124

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. 2026-000328**

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

On June 5, 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): Pamela C Flye-Taylor

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 30, 2020

County of Recording: Denver

Recording Date of Deed of Trust: May 07, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020062295

Original Principal Amount: \$194,381.00

Outstanding Principal Balance: \$167,817.46

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: 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 22, BLOCK 2, GREEN VALLEY RANCH FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN #: 00223-18-022-000

Purported common address: 4108 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 26-037676

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

SHERIFF'S NOTICE OF SALE

PER C.R.S. § 38-38-103

Denver County Sheriff Sale No. 26004683

This Combined Notice Concerns a Foreclosure Described as Follows:

Original Debtors on the Lien Being Foreclosed: Nawal K. Sharma; Vibha Sharma

Original Lien Claimant on the Lien Being Foreclosed: Devonshire Square Homeowners Association

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

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

Rebuild Properties LLC

Date of Court Order Authorizing the Foreclosure: May 7, 2026

Original Principal Balance of Secured Indebtedness: \$19,653.19

Outstanding Principal Balance of Secured Indebtedness: \$19,653.19 as of February 17, 2026. This sum does not include additional interest or other amounts allowed by law.

YOU ARE NOTIFIED AS FOLLOWS:

A proceeding was commenced by the above-referenced Holder to levy and execute on a Judgment entered in the Adams County Court, State of Colorado, Case No. 2025C48166.

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

LOTS 10 AND THE SOUTH ONE – HALF OF LOT 9, BLOCK 26, DOWNING'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Commonly known as 2820-2824 N. Williams Street, Denver, Colorado (the "**Property**").

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

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

respectively. The filing of a complaint will not stop the foreclosure process. The Colorado Attorney General can be contacted at 720-508-6000 and the Consumer Financial Protection Bureau can be contacted at 855-411-2372.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

THEREFORE, AT 10:00 a.m., on the 8TH day of August, 2026, at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202, phone number 720-865-9556, the undersigned Sheriff will sell the Property at public auction to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law. All bidders will be required to have in their possession cash or certified funds in the full amount of their bid at the time of sale; bidders will not be allowed to bring additional funds to satisfy their full bid amount subsequent to the sale. Please telephone the Denver County Sheriff, Civil Division, two business days prior to the sale to ascertain the amount of this bid. The highest and best bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.

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

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

Christopher J. Conant, Esq.

Hatch Ray Olsen Conant LLC

730 17th Street, Suite 200, Denver, CO 80202

Telephone: (303) 298-1800

Attorney Reg. No. 40269

DATED at Denver, Colorado this 15th, day of July, 2026.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line II

First Publication: August 14, 2026

Last Publication: September 11th, 2026

Published In: The Intermountain Jewish News **COMBINED NOTICE - PUBLICATION**

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000324

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

On June 5, 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): Anna-Maria Rosacci

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

Current Holder of Evidence of Debt: New American Funding, LLC

Date of Deed of Trust: June 03, 2021

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021108397

Original Principal Amount: \$407,000.00

Outstanding Principal Balance: \$376,575.41

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 thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 24, BLOCK 9, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 9885 West Wagon Trail Drive, Littleton, CO 80123.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 26-037678

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. 2026-000327

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

On June 5, 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): Alberto Espinoza AND Greselda De La Rosa

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: June 26, 2020

County of Recording: Denver

Recording Date of Deed of Trust: July 07, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020093837

Original Principal Amount: \$270,019.00

Outstanding Principal Balance: \$238,239.50

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

LOTS 15 AND 16, BLOCK 13, WESTLAWN ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN #: 05181-38-005-000

Purported common address: 556 S Patton Ct, 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 22-026601

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. 26C00924, Courtroom: 100

Public Notice is given on 8/7/26 that a Petition for a Change of Name of an Adult has been filed with the **Denver** Court.

The Petition requests that the name of JENNIFER MICHELLE BARDHI be changed to JENNIFER MICHELLE GARRETT.

First Publication: August 14, 2026

Second Publication: August 21, 2026

Third Publication: August 28, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000337

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

On June 5, 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): Kathleen Ward

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, 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 04, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021146547

Original Principal Amount: \$144,440.00

Outstanding Principal Balance: \$133,541.01

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.

Condominium Unit No. 2, Building No. 1, Canyon Club Condominiums, a condominium in accordance with the declaration recorded on June 30, 1977 in Book 1467 At Page 671 and condominium map recorded on June 30, 1977 in book 5 at page 63 of the Denver county records, city and county of Denver, state of Colorado.

Purported common address: 6495 E Happy Canyon Rd Unit 2, 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 26CO00159-1

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. 2026-000332

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

On June 5, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

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

Original Grantor(s): Abel Ocampo Guadarrama
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Kind Lending, LLC., its successors and assigns
Current Holder of Evidence of Debt: US Bank Trust National Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2025-NQM6
Date of Deed of Trust: June 20, 2025
County of Recording: Denver
Recording Date of Deed of Trust: June 26, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025062505
Original Principal Amount: \$486,000.00
Outstanding Principal Balance: \$484,910.28
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.
LOTS 70 AND 71, TOGETHER WITH THE SOUTH ONE-HALF OF THE VACATED ALLEY ADJOINING SAID LOTS, WALKERS RESUBDIVISION OF BLOCKS 8 AND 9, CHAMBERLIN'S UNIVERSITY TERRACE EAST, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 5355 E Asbury Ave, Denver, CO 80222-4810.
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: 8/7/2026
Last Publication: 9/4/2026
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: 06/05/2026
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 # CO27012
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. 2026-000336

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 5, 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 Vargas
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for Angel Oak Mortgage Solutions LLC, Its Successors and Assigns
Current Holder of Evidence of Debt: Computershare Trust Company, NA, not in its individual capacity, but solely as Legal Title Trustee of ALIC Investment Trust
Date of Deed of Trust: April 11, 2024
County of Recording: Denver
Recording Date of Deed of Trust: April 12, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024033333
Original Principal Amount: \$499,920.00
Outstanding Principal Balance: \$494,504.03
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.
LOTS 9 AND 10, BLOCK 39, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 38 S Meade 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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-26-1049391-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. 2026-000262

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. 2026-000300

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. 2026-000326

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

On June 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): Maria Guillermina Hernandez Alvarado

Original Beneficiary(ies): Uriah Schnabel

Current Holder of Evidence of Debt: Uriah Schnabel

Date of Deed of Trust: August 27, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 04, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025087829

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$50,000.00

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.

A PORTION OF LOT 28 EXCEPT THE SOUTH 5.749 FEET OF LOT 28, ALL OF LOT 29 AND THE SOUTH 5.749 FEET OF LOT 30, BLOCK 19, OAKLAND SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO., DESCRIBED AS FOLLOWS: BEGINNING 5.749 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 30, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 125.05 FEET TO A POINT 5.749 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 30; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 28, 29 AND 30, A DISTANCE OF 36.00 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 40.15 FEET TO A OUTSIDE BUILDING CORNER; THENCE NORTH ALONG OUTSIDE BUILDING WALL AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 5.1 FEET; THENCE WEST ALONG OUTSIDE BUILDING WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 18.20 FEET TO A BUILDING WALL INTERSECTION; THENCE NORTH ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 1.00 FEET; THENCE WEST ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 3.20 FEET; THENCE NORTH ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 10.50 FEET; THENCE WEST ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 3.90 FEET; THENCE NORTH ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 0.30 FEET TO AN OUTSIDE WALL INTERSECTION; THENCE WEST ALONG OUTSIDE BUILDING WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE

OF 33.40 FEET EXTENDED TO A OUTSIDE BUILDING WALL; THENCE NORTH ALONG OUTSIDE WALL AND PARALLEL WITH THE EAST LINE OF SAID LOTS; A DISTANCE OF 7.59 FEET TO A COMMON WALL INTERSECTION; THENCE WEST ALONG CENTERLINE OF COMMON WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 10.50 FEET; THENCE SOUTH ALONG CENTERLINE OF COMMON WALL AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 4.10 FEET; THENCE WEST ALONG CENTERLINE OF COMMON WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 15.32 FEET TO A POINT ON THE WEST LINE OF SAID LOTS; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS A DISTANCE OF 15.52 FEET TO THE POINT OF BEGINNING, WHICH IS 5.749 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 30.

Purported common address: 3313 Jasmine 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/08/2026

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: ROBERT GRAHAM #26809

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

Attorney File # 27994.0003

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. 2026-000281

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. 2026-000282

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

Intermountain Jewish News

Legal Notices, August 14, 2026

www.ijn.com/legal-notices

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

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000303

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.

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 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.

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. 2026-000317**

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. 2026-000330

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

On June 5, 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): Eileen M. Rodgers

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: September 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: September 23, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022124369

Original Principal Amount: \$1,081,500.00

Outstanding Principal Balance: \$456,416.88

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 SIX (6), THE SOUTH 20 FEET OF LOT FIVE (5) AND THE NORTH 10 FEET OF LOT SEVEN (7), BLOCK SIX (6), PORTER AND RAYMOND'S MONTCLAIR, AN ADDITION TO THE TOWN OF MONTCLAIR, ACCORDING TO THE RECORDED PLAT THEREOF., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN/PARCEL ID: 06053-03-003-000

Purported common address: 1040 N. Krameria St., Denver, CO 80220.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 26-037687

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.

HEREFORE, 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.

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.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000360**

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

On June 18, 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): Esther Inhee Han

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

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

Date of Deed of Trust: August 18, 2022

County of Recording: Denver

Recording Date of Deed of Trust: August 22, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022109650

Re-Recording Date of Deed of Trust: August 29, 2022

Re-Recording Information (Reception No. and/or Book/Page No.): 2022114702

Original Principal Amount: \$355,600.00

Outstanding Principal Balance \$341,682.09

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

LOTS 39 AND 40, BLOCK 9, EXCEPT THE REAR 8 FEET THERETO, CARSONS COLFAX SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1271 Uinta 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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 # 26-037748

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. 2026-000323**

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

On June 5, 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): Colorado Reo Denver LLC****

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

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

Date of Deed of Trust: December 02, 2025

County of Recording: Denver

Recording Date of Deed of Trust: December 11, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025126373

Original Principal Amount: \$352,000.00

Outstanding Principal Balance: \$352,000.00

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.

LOT 10, BLOCK 2, MONTBELLO NO. 33, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4515 N Auckland Ct, Aurora, CO 80239.

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 : Name of Borrower corrected Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded in the records of Denver County Colorado on February 11, 2026 at reception number 2026010640 to correct the Original Grantor name.

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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 71131

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. 2026-000334

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

On June 5, 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): Anthony Pattermann

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: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company

Date of Deed of Trust: January 06, 2021

County of Recording: Denver

Recording Date of Deed of Trust: January 11, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021004627

Original Principal Amount: \$181,071.00

Outstanding Principal Balance: \$161,364.19

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 A7, Montgomery Court Condominiums, according to the Condominium Map recorded June 24, 1998 at Reception No. 9800097518 in the records of the office of the clerk and recorder of the County of Denver, Colorado and as defined and described in the declaration of Covenants, Conditions and

Restrictions of Montgomery Court Condominiums recorded June 24, 1998 at Reception No. 9800097519 in said records, City and County of Denver, State of Colorado.

Purported common address: 215 E 11th Ave, Apt A7, Denver, CO 80203.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # CO26663

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. 2026-000321

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

On June 5, 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): Lindsay M. Cunningham

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Provident Funding Associates, L.P., its successors and assigns

Current Holder of Evidence of Debt: Provident Funding Associates, L.P.

Date of Deed of Trust: July 17, 2017

County of Recording: Denver

Recording Date of Deed of Trust: July 21, 2017

Recording Information (Reception No. and/or Book/Page No.): 2017095555

Original Principal Amount: \$177,700.00

Outstanding Principal Balance: \$151,822.09

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 3540 A parcel of land located in Lots 4 and 5, Block 70, Viaduct Addition to Denver, City and County of Denver. State of Colorado being more particularly described as follows. BEGINNING at the Northwest corner of said Lot 5; THENCE N89°59'53"E along the northerly line of said Lot 5, a distance of 63.00 feet THENCE N88°10'45"E, a distance of 33.48 feet; THENCE S88°33'49"E, a distance of 28.50 feet: THENCE S00°00'13"W along the easterly line of said Lots 4 and 5, a distance of 25.35 feet; THENCE S89°59'52"W along the southerly line of said Lot 5, a distance of 124.96 feet; THENCE N00°01'16"E along the westerly line of said Lot 5, a distance of 25.00 feet to the POINT OF BEGINNING.

Purported common address: 3540 Mariposa Street, Denver, CO 80211.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # CO25257

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. 2026-000292**

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. 2026-000340

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

On June 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): Incline Homes Inc.

Original Beneficiary(ies): Merchants Mortgage & Trust Corporation

Current Holder of Evidence of Debt: Toorak Capital Partners, LLC

Date of Deed of Trust: February 28, 2025

County of Recording: Denver

Recording Date of Deed of Trust: March 04, 2025

Recording Information: (Reception No. and/or Book/Page No.) 2025018548

Original Principal Amount: \$462,330.00

Outstanding Principal Balance: \$413,440.00

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.

Lots 40 and 41, Block 1, Cable Line Subdivision, except the rear 8 feet of said lots, City and County of Denver, State of Colorado

Purported common address: 1567 Rosemary Street, Denver, CO 80220.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/15/2026

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:

JAMES P ECKELS #40858

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

Attorney File # 1015.009

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. 2026-000351

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): CONCEPCION HERNANDEZ

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

Current Holder of Evidence of Debt: MIDFIRST BANK

Date of Deed of Trust: June 07, 2004

County of Recording: Denver

Recording Date of Deed of Trust: June 24, 2004

Recording Information (Reception No. and/or Book/Page No.): 2004133754

Original Principal Amount: \$68,512.00

Outstanding Principal Balance: \$10,499.92

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 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 6, BLOCK 1, WEST FAIRMONT, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 124 INCA STREET, 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/12/2026

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

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

ALISON L. BERRY #34531

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

Attorney File # 26-037867

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. 2026PR30695

In the Matter of the Estate of

RAY E. KAISER, JR., aka RAY E. KAISER,

aka RAY E. KAISER, 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 December 9, 2026, or the claims may be forever barred.

Carrie Fritch

Personal Representative

c/o Sigler & Nelson LLC

215 Union Blvd., Ste. 400

Lakewood, CO 80228

Sandra M. Sigler, #44522

Kayla R. Nelson, #46242

Sophia M. Alvarez, #54949

Attorneys for the Personal Representative

Sigler & Nelson LLC

215 Union Blvd., Ste. 400

Lakewood, CO 80228

Phone: (303) 444-3025

Fax: (866) 421-2093

E-mail: Sandra@SiglerLawCO.com

E-mail: Kayla@SiglerLawCO.com

E-mail: Sophia@SiglerLawCO.com

First Publication: August 7, 2026

Second Publication: August 14, 2026

Third Publication: August 21, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2026PR30758

Division: CLX, Courtroom: CLX

In the Matter of the Estate of

Bernadine S. Richman, a/k/a, Bernadine Sandra Richman, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before December 7, 2026, or the claims may be forever barred.

Michael Richman
Personal Representative
2630 Perry Street
Denver, Colorado 80212

Michael L. Gilbert, Atty. Reg.#: 3296
Attorney for the Personal Representative
501 South Cherry Street, Suite 660
Glendale, CO 80246
Phone Number: 303-320-4580
FAX Number: 303-320-0648
E-mail: mgillaw@msn.com
First Publication: August 7, 2026
Second Publication: August 14, 2026
Third Publication: August 21, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000335

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

On June 5, 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: October 27, 2023

County of Recording: Denver

Recording Date of Deed of Trust: November 01, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023105858

Original Principal Amount: \$45,000.00

Outstanding Principal Balance: \$43,075.33

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 4, 2002, AT RECEPTION NO. 2002152829, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOWNE SQUARE LOFTS, RECORDED SEPTEMBER 24, 2001, AT RECEPTION NO. 2001161142, IN SAID RECORDS, AS AMENDED, TOGETHER WITH THE RIGHT TO USE PARKING SPACES 52 AND 53, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 15475 Andrews Drive Unit 305, 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 26-037448

Intermountain Jewish News

Legal Notices, August 14, 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.

Denver Probate Court

Case No. 2026PR030822

In the Matter of the Estate of

LOUISE J. SCHUMM, also known as

LOUISE SCHUMM, 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 December 9, 2026, or the claims may be forever barred.

KENNETH A. SCHUMM

Personal Representative

Emily T. Coleman, #42299

Attorney for the Personal Representative

Higher Ground Law LLC

280 E 1st Ave, #646

Broomfield, CO 80020

Phone Number: 720-437-9517

FAX Number: 720-683-6458

E-mail: emily@highergroundlaw.com

First Publication: August 7, 2026

Second Publication: August 14, 2026

Third Publication: August 21, 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. 2026-000290

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. 2026-000304

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. 2026-000276

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.realestate.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 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.realestate.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 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 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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000325

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

On June 5, 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): Maria Guillermina Hernandez Alvarado

Original Beneficiary(ies): Uriah Schnabel

Current Holder of Evidence of Debt: Uriah Schnabel

Date of Deed of Trust: August 27, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 04, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025087828

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$50,000.00

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.

LOT 28, EXCEPT THE SOUTH 5.749 FEET OF SAID LOT, ALL OF LOT 29 AND THE SOUTH 5.749 FEET OF LOT 30, BLOCK 19, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION: BEGINNING 5.749 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 30, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 125.05 FEET TO A POINT 5.749 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 30; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 28, 29 AND 30, A DISTANCE OF 36.00 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 40.15 FEET TO A OUTSIDE BUILDING CORNER; THENCE NORTH ALONG OUTSIDE BUILDING WALL AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 5.1 FEET; THENCE WEST ALONG OUTSIDE BUILDING WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 18.20 FEET TO A BUILDING WALL INTERSECTION; THENCE NORTH ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 1.00 FEET; THENCE WEST ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 3.20 FEET; THENCE NORTH ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 10.50 FEET; THENCE WEST ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 3.90 FEET; THENCE NORTH ALONG CENTERLINE OF A COMMON WALL; A DISTANCE OF 0.30 FEET TO AN OUTSIDE WALL INTERSECTION; THENCE WEST ALONG OUTSIDE BUILDING WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 33.40 FEET EXTENDED TO A OUTSIDE BUILDING WALL; THENCE NORTH ALONG OUTSIDE WALL AND PARALLEL WITH THE EAST LINE OF SAID LOTS; A DISTANCE OF 7.59 FEET TO A COMMON WALL INTERSECTION; THENCE WEST ALONG CENTERLINE OF COMMON WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 10.50 FEET; THENCE SOUTH ALONG CENTERLINE OF COMMON WALL AND PARALLEL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 4.10 FEET; THENCE WEST ALONG CENTERLINE OF COMMON WALL AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 15.32 FEET TO A POINT ON THE WEST LINE OF SAID LOTS; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS A DISTANCE OF 15.52 FEET TO THE POINT OF BEGINNING, WHICH IS 5.749 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 30.

Purported common address: 3311 Jasmine 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 27994.0002

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. 26C00904; Division: Civil,

Courtroom: 100

Public Notice is given on 8/7/26 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 SAPPHIRE KAI BARCLAY be changed to SAPPHIRE KAI KATZ.

First Publication: August 14, 2026

Second Publication: August 21, 2026

Third Publication: August 28, 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): Maximilian S. Messer

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

Current Holder of Evidence of Debt: Freedom Mortgage Corporation

Date of Deed of Trust: September 23, 2019

County of Recording: Denver

Recording Date of Deed of Trust: October 03, 2019

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

Original Principal Amount: \$249,491.00

Outstanding Principal Balance: \$218,725.92

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 7/17/2026

Last Publication: 8/14/2026

Name of Publication: Intermountain Jewish News

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

DATE: 05/08/2026

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

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

Attorney File # CO27027

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

**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. 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. 2026-000256

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.

HEREFORE, 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.

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000363

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

On June 18, 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): Ricardo Rocha

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

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

Date of Deed of Trust: July 09, 2021

County of Recording: Denver

Recording Date of Deed of Trust: July 13, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021132283

Original Principal Amount: \$418,594.00

Outstanding Principal Balance: \$380,228.69

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 PARCEL OF LAND BEING THE NORTH HALF OF LOT 26 AND A PORTION OF LOT 27, BLOCK 1, KOUNTZE ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF LOT 26; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 26 AND 27, 15.2 FEET; THENCE WESTERLY ON A DEFLECTION ANGLE LEFT OF 89 DEGREES 41 MINUTES, A PORTION OF THIS COURSE BEING ALONG THE CENTERLINE OF THE COMMON WALL, OF A RESIDENTIAL DUPLEX BUILDING STRUCTURE EXISTING THIS 10TH DAY OF FEBRUARY, 1999, A DISTANCE OF 123.3 FEET TO A POINT ON THE WEST LINE OF SAID LOT 27; THENCE SOUTHERLY ALONG THE WEST LINE, 15.7 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF, 123.3 FEET TO THE POINT OF BEGINNING.

Purported common address: 2343 N Downing 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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

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

N APRIL WINECKI #34861

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

Attorney File # 26-037762

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000278**

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

On May 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Asha Rai, Durga Rai, Laki Rai

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

Date of Deed of Trust: January 21, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 31, 2022

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

Original Principal Amount: \$431,955.00

Outstanding Principal Balance: \$398,091.36

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together will all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 5143 Malaya Street, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.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: 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 OF SALE

All individuals interested in the following-described vehicle are hereby notified that their vehicle is to be sold at **Ameri Towing**, 8100 E. Colfax Ave., Denver, Co 80220. Phone: (303) 738-7700.

YEAR/MAKE/MODEL/TYPE	VIN
2020 Nissan Rogue Sport	255623
2012 Ford Flex	D21880
2015 BMW i3	278435
2003 Nissan Pathfinder	817969
2015 Chrysler 300	854077
1999 Ford Ranger	B01567
2013 BMW X5	E04366
2010 Chevrolet Impala	153505
2011 Ford Ranger	A57774
2019 Volkswagen Golf GT	007324
2009 Toyota Prius	845584
2008 Honda Civic	518762
2012 GMC Terrain	332578

Date of Publication: August 14, 2026

Published: Intermountain Jewish News

NOTICE OF SALE BY

INTERCEPTOR TOWING & RECOVERY LLC

6920 Osage St., Denver CO, 80221 Phone: 720-291-3878

The following individuals are hereby notified that their vehicles will be sold at **INTERCEPTOR TOWING & RECOVERY L.L.C.**, 6920 Osage St. Denver CO, 80221:

YEAR/MAKE/MODEL	VIN #
2016 Honda Accord	154852
2002 Ford F250	A82081
2002 Ford F250	A42344
2015 Toyota Prius	964813
2009 Porsche Cayenne	A62468
2007 Pontiac, Grand Prix	107742
2024 Subaru Impreza	333405
2010 Chrysler 300	306894
2011 Ford F150	D41518
2014 Chevrolet Express	193565
2005 Chevy Impala	360637
2003 Ford E 150	B44163
2008 Toyota Prius	716203

Date of 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. 2026PR30367

Division T, Courtroom 306

In the Matter of the Estate of

YOKO JOHNS, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Adams, County, Colorado, on or before December 14, 2026, or the claims may be forever barred.

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

Public Administrator, 17th Judicial District

Personal Representative

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 5938295

E-mail: christopher@turnerlawllc.net;

First Publication: August 14, 2026

Second Publication: August 21, 2026

Third Publication: August 28, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000361

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

On June 18, 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): Peter Roberto

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

Current Holder of Evidence of Debt: Fifth Third Bank, National Association

Date of Deed of Trust: April 24, 2020

County of Recording: Denver

Recording Date of Deed of Trust: May 13, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020064701

Original Principal Amount: \$249,500.00

Outstanding Principal Balance: \$223,720.03

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 5, BLOCK 29, BURNS BRENTWOOD SUBDIVISION FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2626 S King 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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

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

HEATHER DEERE #28597

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

Attorney File # CO27143

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 purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale 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. 2026-000306

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.realestate.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 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.

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2015 Chevrolet Equinox	148311
1996 Honda Civic	013265

Date of Publication: August 14, 2026

Published: Intermountain Jewish News

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. 2026-000356**

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

On June 18, 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): Nancy Lawrence

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

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

Date of Deed of Trust: March 07, 2019

County of Recording: Denver

Recording Date of Deed of Trust: March 11, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019028230

Original Principal Amount: \$435,712.50

Outstanding Principal Balance: \$163,366.35

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

SUB-PARCEL 5095:

A PARCEL OF LAND BEING A PORTION OF LOT 9, BLOCK 15, DENVER CONNECTION WEST FILING NO.1 AS RECORDED UNDER RECEPTION NO. 2016106834 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9 WHENCE THE NORTHEAST CORNER OF SAID LOT 9 BEARS NORTH 89°37'19" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO; THENCE NORTH 89°37'19" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 86.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°37'19" EAST A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°22'41" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE

OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, SOUTH 89°37'19" WEST, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°22'41" WEST 75.00 FEET TO THE POINT OF THE BEGINNING.

Purported common address: 16240 E Warner Place, 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.

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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

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

N APRIL WINECKI #34861

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

Attorney File # 26-037840

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.

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.realestateforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 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. 2026-000329

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

On June 5, 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): Chris Lee

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

Current Holder of Evidence of Debt: NewRez LLC

Date of Deed of Trust: August 09, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 12, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024073654

Original Principal Amount: \$384,740.00

Outstanding Principal Balance: \$379,928.17

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 thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT 0106 - BUILDING 006, GATEWAY VILLAGE COMMONS CONDOMINIUMS ALSO KNOWN AS GATEWAY COMMONS CONDOMINIUMS, ACCORDING TO CONDOMINIUM MAP OF GATEWAY COMMONS CONDOMINIUMS PHASE 6 RECORDED ON JULY 17, 2024 AT RECEPTION NUMBER 2024065944 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS FURTHER DEFINED AND DESCRIBED IN THE GATEWAY VILLAGE COMMONS CONDOMINIUM DECLARATION RECORDED ON JANUARY 26, 2023 AT RECEPTION NUMBER 2023006103 AND ANNEXATION OF ADDITIONAL PROPERTY RECORDED APRIL 25, 2024 AT RECEPTION NUMBER 2024037781 AND JULY 17, 2024 AT RECEPTION NUMBER 2024065945, IN SAID RECORDS, AS THE SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 6153 N Ceylon Street Unit 6-106, Denver, CO 80249.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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-26-1054020-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. 2026-000291

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. 2026-000358

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

On June 18, 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): Krystina M. Wesson and David J Wesson

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for SWBC Mortgage Corp., Its Successors and Assigns

Current Holder of Evidence of Debt: SWBC Mortgage Corporation

Date of Deed of Trust: November 12, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 18, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021214510

Original Principal Amount: \$293,300.00

Outstanding Principal Balance: \$284,004.25

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 thereof

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 17, BLOCK 1, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 21419 Randolph Pl, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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-26-1055782-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. 2026-000349**

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

On June 18, 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 JOHN MONTTOYA

Original Beneficiary(ies): CANVAS CREDIT UNION

Current Holder of Evidence of Debt: CANVAS CREDIT UNION

Date of Deed of Trust: June 03, 2022

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022078627

Original Principal Amount: \$125,000.00

Outstanding Principal Balance: \$124,745.54

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 18, BLOCK 4, MISSISSIPPI HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1125 South Tennyson 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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

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

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037450

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.

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

YEAR/MAKE/MODEL	VIN #
1968 PONTIAC FIREBIRD	105249
2000 FORD F150	A69778
2010 DODGE CHALLENGER	151756
2014 BIG TEX TRAILER	629698

Date of Publication: August 14, 2026

Published: Intermountain Jewish News

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

District Court, Jefferson County

Case Number: 2026PR30918

In the Matter of the Estate of

John Patrick Conway, 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 December 14, 2026, or the claims may be forever barred.

Nicki Conway

Personal Representative

3901 Eaton Street

Wheat Ridge, Colorado 80212

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: amy@danneillawpc.com

First Publication: August 14, 2026

Second Publication: August 21, 2026

Third Publication: August 28, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000271

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

On May 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): VIRGIL HUNTER

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

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

Date of Deed of Trust: May 16, 2006

County of Recording: Denver

Recording Date of Deed of Trust: June 01, 2006

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

Original Principal Amount: \$242,000.00

Outstanding Principal Balance: \$332,267.02

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 7/17/2026

Last Publication: 8/14/2026

Name of Publication: Intermountain Jewish News

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

DATE: 05/08/2026

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

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

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

Attorney File # CO26894

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000269

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. 2026-000286

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.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 09/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 7/17/2026

Last Publication: 8/14/2026

Name of Publication: Intermountain Jewish News

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

DATE: 05/15/2026

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

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

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

Attorney File # CO27062

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

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000264

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.

Intermountain Jewish News

Legal Notices, August 14, 2026

www.ijn.com/legal-notice

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

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.

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000359**

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

On June 18, 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): Dale Patrick Dungan

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: April 02, 2015

County of Recording: Denver

Recording Date of Deed of Trust: April 09, 2015

Recording Information (Reception No. and/or Book/Page No.): 2015045231

Original Principal Amount: \$570,000.00

Outstanding Principal Balance: \$204,797.36

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: 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 pay hazard insurance premiums and provide evidence of payment.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), BLOCK SIXTEEN (16) STRAYER AND SHEPARD'S PARK HILL, CITY AND

COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2601 Oneida 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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:

LAMA M. BADDAH #62210

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

Attorney File # 26-037802

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. 2026-000348

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Victor L. Sayyah

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

Current Holder of Evidence of Debt: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION

Date of Deed of Trust: December 21, 2021

County of Recording: Denver

Recording Date of Deed of Trust: January 21, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022009449

Original Principal Amount: \$937,500.00

Outstanding Principal Balance: \$414,415.46

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: 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 1 BEAR VALLEY HEIGHTS CITY AND COUNTY OF DENVER STATE OF COLORADO.

Purported common address: 3820 S Ames Street, Denver, CO 80235.

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 : Affidavit of Scrivener's Error Recorded on May 27, 2026 At Reception NO. 2026067251 TO CORRECT NAME OF TRUSTEE

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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/12/2026

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

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

N APRIL WINECKI #34861

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

Attorney File # 26-037688

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. 2026-000357

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

On June 18, 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): Aaron Harmon

Original Beneficiary(ies): U.S. Bank National Association

Current Holder of Evidence of Debt: U.S. Bank National Association

Date of Deed of Trust: March 14, 2016

County of Recording: Denver

Recording Date of Deed of Trust: April 12, 2016

Recording Information (Reception No. and/or Book/Page No.): 2016046392

Original Principal Amount: \$54,530.00

Outstanding Principal Balance: \$16,914.30

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.

SITUATE, LYING AND BEING IN THE COUNTY OF DENVER, AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 4, BLOCK 42, UNIVERSITY HILLS NO. 3, LFILED NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 990188338, OF THE DENVER COUNTY, COLORADO RECORDS.

Purported common address: 3232 Eudora St S, Denver, CO 80222-7317.

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, 10/08/2026 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 8/14/2026

Last Publication 9/11/2026

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: 06/18/2026

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-26-1055170-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. 2026-000341**

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

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

Original Grantor(s): Incline Homes Inc.

Original Beneficiary(ies): Merchants Mortgage & Trust Corporation

Current Holder of Evidence of Debt: Toorak Capital Partners, LLC

Date of Deed of Trust: December 20, 2024

County of Recording: Denver

Recording Date of Deed of Trust: January 07, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025001393

Original Principal Amount: \$597,146.00

Outstanding Principal Balance: \$597,146.00

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.

Lot 47 and 48, Block 18, except the rear or Westerly 8 feet thereof, DOWNINGTON, City and County of Denver, State of Colorado.

Purported common address: 5730 East 19th Avenue, Denver, CO 80220.

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 : On June 15, 2026, Murr Siler Eckels Delaney, PC, on behalf of Toorak Capital Partners, LLC, recorded an Affidavit of Scrivener's Error at Reception No. 2026077553 to correct a typographical error to the legal description of the real property contained in Exhibit A-1 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/16/2026

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

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

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

JAMES P ECKELS #40858

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

Attorney File # 1015.010

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. 2026-000345

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Caitlin Armbruster

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, 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: May 13, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 23, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022068918

Original Principal Amount: \$260,000.00

Outstanding Principal Balance: \$248,699.09

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT 20, PARKING SPACE G5, SWANEE CONDOMINIUMS, COUNTY OF DENVER, STATE OF COLORADO, ACCORDING TO THE MAP THEREOF RECORDED UNDER RECEPTION NO. 9500115466, AND THE DECLARATION RECORDED UNDER RECEPTION NO. 9500137831 AND RE-RECORDED AT RECEPTION NO. 9500144153, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1000 E 8th Ave Apt 20, Denver, CO 80218.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/08/2026 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 8/14/2026

Last Publication 9/11/2026

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: 06/12/2026

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 # CO27174

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. 2026-000350

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): John W. Daniels

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

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

Date of Deed of Trust: May 01, 2025

County of Recording: Denver

Recording Date of Deed of Trust: May 06, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025042434

Original Principal Amount: \$862,500.00

Outstanding Principal Balance: \$315,098.27

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: death of all named mortgagors under said Deed of Trust and the Evidence of Debt secured thereby

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 1, BLOCK 1, GREEN VALLEY RANCH FILING NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 20125 Mitchell Pl, Denver, CO 80249-7310.

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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/12/2026

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-26-1054500-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. 2026-000365

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

On June 18, 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): Cecilia M Serna

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

Current Holder of Evidence of Debt: NewRez LLC dba Shellpoint Mortgage Servicing

Date of Deed of Trust: December 22, 2016

County of Recording: Denver

Recording Date of Deed of Trust: December 28, 2016

Recording Information (Reception No. and/or Book/Page No.): 2016181337

Original Principal Amount: \$283,500.00

Outstanding Principal Balance: \$233,152.19

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 3, BLOCK 11, GREEN VALLEY RANCH FILING NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5429 Perth 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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-26-1055546-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. 2026-000322**

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

On June 5, 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): Nancy L Jones

Original Beneficiary(ies): Wells Fargo Bank, N.A

Current Holder of Evidence of Debt: Nationstar Mortgage LLC

Date of Deed of Trust: January 31, 2023

County of Recording: Denver

Recording Date of Deed of Trust: February 01, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023007639

Original Principal Amount: \$215,000.00

Outstanding Principal Balance: \$203,072.15

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 31, Block 1, Parkfield Filing No. 4, City and County of Denver, State of Colorado.

Purported common address: 5145 Hannibal St, Denver, CO 80239-5610.

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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 25CO00748-1

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. 2026-000342

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Francisco Javier Virgen AND Silvia Katherine Virgen

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

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

Date of Deed of Trust: June 05, 2024

County of Recording: Denver

Recording Date of Deed of Trust: June 06, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024051919

Original Principal Amount: \$470,324.00

Outstanding Principal Balance: \$373,102.11

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 14, BLOCK 2, MONTBELLO NO. 28 CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 14742 Randolph Place, 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/12/2026

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:

LAMA M. BADDAAH #62210

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

Attorney File # 26-037778

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. 2026-000344

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Wesley Richard Garza, Alan Loomis

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

Current Holder of Evidence of Debt: United Wholesale Mortgage, LLC

Date of Deed of Trust: December 11, 2020

County of Recording: Denver

Recording Date of Deed of Trust: December 16, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020211876

Original Principal Amount: \$370,500.00

Outstanding Principal Balance: \$340,398.18

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.

LOT 5, BLOCK 4, GREEN VALLEY RANCH, FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 4356 Nepal 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, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/12/2026

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-26-1055171-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. 2026-000346

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

On June 12, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Steven Griffin

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Cherry Creek Mortgage Co., Inc., Its Successors and Assigns

Current Holder of Evidence of Debt: PennyMac Loan Services, LLC

Date of Deed of Trust: October 20, 2011

County of Recording: Denver

Recording Date of Deed of Trust: October 24, 2011

Recording Information (Reception No. and/or Book/Page No.): 2011119915

Original Principal Amount: \$193,955.00

Outstanding Principal Balance: \$132,212.63

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.

LOT 13, BLOCK 1, GREEN VALLEY RANCH FILING NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3844 Ireland 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, 10/08/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

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: 06/12/2026

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-26-1053687-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. 2026-000354**

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

On June 18, 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): GERALD AMBROSINE

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

Current Holder of Evidence of Debt: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL

Date of Deed of Trust: April 12, 2023

County of Recording Denver

Recording Date of Deed of Trust: April 20, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023036401

Original Principal Amount: \$428,400.00

Outstanding Principal Balance: \$427,487.05

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.

LOT 1, BLOCK 4, PARKFIELD FILING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 15698 E 51ST DR, 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, 10/08/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestate.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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:

LAMA M. BADDAH #62210

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

Attorney File # 25-036128

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. 2026-000364**

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

On June 18, 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): Pedro A Moreno Sanchez

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

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

Date of Deed of Trust: September 25, 2020

County of Recording: Denver

Recording Date of Deed of Trust: September 25, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020157270

Original Principal Amount: \$392,755.00

Outstanding Principal Balance: \$349,235.66

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 34, BLOCK 2, GATEWAY VILLAGE FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4693 Durham Court, 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.

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/08/2026 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: 8/14/2026

Last Publication: 9/11/2026

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: 06/18/2026

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:

LAMA M. BADDAH #62210

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

Attorney File # 26-037764

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 lfnea 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 par 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 par 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 sabre la causa sin su opinion. Posiblemente no reciba mas avisos sabre las presentaciones y eventos def tribunal. Aun debera obedecer todas las órdenes que dicte el juez.

4. Automatic Court Orders (Temporary Injunction)

órdenes judiciales automaticas (medidas cautelares)

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

Tan pronto coma 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 afro 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 las ninos incluidos en esta causa fuera del estado sin permiso def 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 medico, de vivienda, de alquiler, de automóvil o de vida que cubran a las hijos o a una de las partes de esta causa o que nombren a un hijo o a una de las partes coma 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 dfas de antelación. Articulos 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 geneticas

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 geneticas. El juez no tendra en cuenta esta solicitud en su contra a la hora de decidir el resultado de la causa. Despues de ese momento, puede ser demasiado tarde para presentar pruebas geneticas. La ley que regula este proceso es el articulo 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**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

Case No. 26C00908; Division: Civil,

Courtroom: 100

Public Notice is given on 8/7/26 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 JOSEF KATZ EPSSTEIN be changed to JOSEF KATZ.

First Publication: August 14, 2026

Second Publication: August 21, 2026

Third Publication: August 28, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00833; Division: Civil,

Courtroom: 170

Public Notice is given on 07/13/26 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 shira

jennifer hecht be changed to shira

jennifer huggan.

First Publication: August 7, 2026

Second Publication: August 14, 2026

Third Publication: August 21, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00834; Division: Civil,

Courtroom: 175

Public Notice is given on 07/31/26 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 SAMANTHA LYN DUGGAN be changed to SAMANTHA LIOR HUGGAN.

First Publication: August 7, 2026

Second Publication: August 14, 2026

Third Publication: August 21, 2026

Published: Intermountain Jewish News

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

**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

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

Intermountain Jewish News

Legal Notices, August 14, 2026

www.ijn.com/legal-notices

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

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. 2026-000331**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 5, 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): ALEXIS SALGUERO
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
CHANGE LENDING, LLC

Current Holder of Evidence of Debt: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN IT'S INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-3

Date of Deed of Trust: November 02, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 04, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022138264

Original Principal Amount: \$205,800.00

Outstanding Principal Balance: \$201,210.17

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.

CONDOMINIUM UNIT NO. 1218, BUILDING NO. 12, THE TRAILS AT PARKFIELD LAKE, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE TRAILS AT PARKFIELD LAKE, RECORDED ON AUGUST 12, 2002 AT RECEPTION NO. 2002139960, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, AND ACCORDING TO THE CONDOMINIUM MAP OF THE TRAILS AT PARKFIELD LAKE, RECORDED ON JULY 28, 2005, AT RECEPTION NO. 2005126015 IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 1218, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5255 MEMPHIS ST UNIT 1218, 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, 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: 8/7/2026

Last Publication: 9/4/2026

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: 06/05/2026

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 # 00000010796860

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

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

Intermountain Jewish News

Legal Notices, August 14, 2026

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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.