

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

First Publication: 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. 2026-000369

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

On June 26, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Tomas Padilla, Patrick Roby

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

Current Holder of Evidence of Debt: The Huntington National Bank

Date of Deed of Trust: May 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 17, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022066903

Original Principal Amount: \$440,000.00

Outstanding Principal Balance: \$435,872.10

Pursuant 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 13, BURNS BRENTWOOD SUBDIVISION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2350 S Irving 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, 10/15/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-25-1031038-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. 2026-000370

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

On June 26, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Rogelio Esparza Tovar and Jose Luis Esparza Reyes

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: August 26, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 28, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024080987

Original Principal Amount: \$490,943.00

Outstanding Principal Balance: \$483,191.61

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

Purported common address: 5260 Altura St, Denver, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/15/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO27144

The 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.

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: 06/15/2026

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.

NOTICE OF SERVICE OF PROCESS BY

PUBLICATION

STATE OF NORTH CAROLINA CUMBERLAND COUNTY

In the Superior Court

MEB REO TRUST VIII C/O SHELLPOINT MORTGAGE SERVICING v. BETTY R OUTLAW F/K/A BETTY R HOLT RYLANDER; VALERIA RYLANDER; ASTRID RYLANDER; CLIFFORD CARPENTER RYLANDER; 24SP000342-250

Party to be served: ASTRID RYLANDER

Take notice that a pleading seeking relief against you has been filed in the above-entitled special proceeding. The nature of the relief being sought is as follows: Plaintiff is seeking the foreclosure of real property at 5044 Tangerine Drive, Fayetteville, NC 28304

You are required to make defense to such pleading not later than Monday, September 14, 2026, and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This, the 12TH day of August, 2026

Gregory P. Cowen NC Bar #39608

Attorney for Petitioner

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

13010 Morris Road, Suite 450

Alpharetta, GA 30004

First Publication: 8/21/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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. 2026-000317**

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. 2026-000359

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. BADDAAH #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.

NOTICE OF SALE

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

NO Warranty's given or implied:

YEAR/MAKE/MODEL	VIN
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2007 Honda Accord	182666
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Date of Publication: August 28, 2026

Published: Intermountain Jewish News

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.realforeclose.com/>. The bidding rules for the sale will be 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.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00941, Courtroom: 170

Public Notice is given on August 14, 2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver Court**.

The Petition requests that the name of VINCENT DANIEL DERBY be changed to VINCENT DANIEL RHODES.

First Publication: August 21, 2026

Second Publication: August 28, 2026

Third Publication: September 4, 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. 2026-000325

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.**COMBINED NOTICE - PUBLICATION**

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000375

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

On July 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): William Edward Pifer, Jr. AND Elizabeth Ann Lee

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

Current Holder of Evidence of Debt: PHH ASSET SERVICES LLC

Date of Deed of Trust: July 01, 2021

County of Recording: Denver

Recording Date of Deed of Trust: July 20, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021136402

Original Principal Amount: \$227,200.00

Outstanding Principal Balance: \$204,107.27

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: 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 15, BLOCK 2, MONTBELLO NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO. APN#: 00182-16-015-000

Purported common address: 5532 Carson Street, Denver, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

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

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

Attorney File # 26-038026

The 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. 2026-000376**

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

On July 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Bryan Cortis Kramer, Anne E Gray

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

Current Holder of Evidence of Debt: KeyBank, NA

Date of Deed of Trust: April 05, 2022

County of Recording: Denver

Recording Date of Deed of Trust: April 12, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022050264

Original Principal Amount: \$890,000.00

Outstanding Principal Balance: \$786,368.88

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: 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 SOUTH 35.63 FEET OF PLOT A 1/2, BLOCK 77, HARMAN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 134 Monroe Street, Denver, CO 80206.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

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

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

Attorney File # CO-26-1056915-JH

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

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Adams County
Case No. 2026PR263**

Division T, Courtroom 306

In the Matter of the Estate of

GRACE SAVAGE a/k/a GRACE M. SAVAGE a/k/a GRACE MARLENE SAVAGE, 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 28, 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 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

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 #
2003 Nissan Frontier	407947
2017 GMC Terrain	239719
1987 Mercury Cougar	686378
2000 Honda Cr-v	009256
2006 Lexus ES	176167
2006 Ford Escape	C81047
2015 Mercedes-Benz	034295
2014 Ford Fusion	268418

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2026PR30176

NOTICE TO CREDITORS

In the Matter of the Estate of CAROLYN L. AUERBACH a/k/a CAROLYN LOUISE

AUERBACH, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before December 28, 2026, or the claims may be forever barred.

JEFFREY H. AUERBACH

Personal Representative

160 S. Glencoe Street

Denver, CO 80246

CHAD OXMAN, Esq. Atty. Reg. #: 36251

Attorney for the Personal Representative

Oxman & Oxman, P.C.

2025 York Street

Denver, CO 80205

Phone No.: (303) 321-3747

FAX No.: (303) 388-6386

E-mail: chad@oxmanandoxman.com

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000377

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

On July 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Joshua R.B. Nelson, Annika Christine Forgo-Small

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for Rocky Mountain Mortgage

Specialists, Inc., Its Successors and Assigns

Current Holder of Evidence of Debt: NewRez LLC

Date of Deed of Trust: April 24, 2015

County of Recording: Denver

Recording Date of Deed of Trust: April 30, 2015

Recording Information (Reception No. and/or Book/Page No.): 2015055507

Original Principal Amount: \$240,000.00

Outstanding Principal Balance: \$182,659.54

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

Purported common address: 20621 Lackland 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, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the 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: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755

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

Attorney File # CO-26-1056800-JH

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

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

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

YEAR/MAKE/MODEL	VIN #
2011 DODGE CALIBER	186477
2004 CHEVROLET CORSA	103449
2014 CHEVROLET TRAVERSE	134793
1969 DODGE A108	153512
2020 MOTOR COOPER REVO	000432

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C03072, Division: Civil

Courtroom: 170

Public Notice is given on 8/21/26 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 CHARMAINE SHERRY AGUIRRE be changed to CHARMAINE SHERRY FOLKS.

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

**NOTICE OF SALE BY
ELITE TOWING & RECOVERY**

7070 Smith Rd
Denver, Co 80207
720-295-6062

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

YEAR/MAKE/MODEL	VIN #
2014 CHEVROLET EXPRESS	180037
2017 NISSAN SENTRA	298179
2008 ACURA TSX	015221
2017 HYUNDAI ELANTRA	087810
2010 DODGE CALIBER	664935
1993 GEO PRIZM	025935
2020 TAO MOTOR D125	027719
2009 MERCEDES-BENZ C-CLASS	238912
1981 TOYOTA SHORT BED	002128
2004 BUICK LESABRE	178199
2010 MERCEDES-BENZ ML350	532049
2016 VOLKSWAGEN JETTA	222320
2008 TOYOTA HIGHLANDER	091236
2015 AUDI A3	136983
2006 LEXUS RX330	106011
2009 FORD EXPLORER	A40910
2011 FORD EDGE	A59054
2014 MINI COOPER	P52190
1989 FORD F150	B21166
2006 FORD F250	B26865
1997 GMC SAVANA	038381
2013 CHEVROLET CRUZE	197405
2000 CHEVROLET EXPRESS	187192
2002 BMW 330	U25597
2003 HONDA PILOT	606574
2004 LEXUS RX330	007997
2008 CHEVROLET COBALT	326231
2003 HYUNDAI SONATA	766572

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000374

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

On July 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Randall Hart

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: December 23, 2024

County of Recording: Denver

Recording Date of Deed of Trust: December 27, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024118707

Original Principal Amount: \$388,535.00

Outstanding Principal Balance: \$387,232.79

Pursuant 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 AND NORTH 1/2 OF LOT 20, BLOCK 8, GARDEN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4485 Pennsylvania St, Denver, CO 80216.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the

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

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

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

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

Attorney File # CO-26-1054995-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

Public Notice for vehicle to be sold at Joes Towing, PUC-T004. Phone: 303-428-9242.

YEAR/MAKE/MODEL/TYPE VIN

2021 Dodge Ram 515337

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

NOTICE OF SALE BY

AJ Towing LLC

4300 Hudson Mile Rd.

Watkins CO 80136

(303) 900-0076

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

YEAR/MAKE/MODEL	VIN #
1988 LAMBORGHINI CONTACH	000012
2010 BMW 1Series 128i	K77750
2002 Chevrolet Avalanche	107672
2017 INFINITI Q50 3.0T	832211
2014 DODGE AVenger SE	110705
2011 CHEVROLET CRUZE LTZ	180215
2012 NISSAN XTERRA X	505886
2004 BMW 325	L63094

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2026PR30808, Division: 3

In the Matter of the Estate of

BRIDGET J. HABIGER, 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 28, 2026, or the claims may be forever barred.

Theresa McKinney

Personal Representative

c/o Chayet & Danzo, LLC

650 S. Cherry St., #710

Denver, CO 80246

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2026PR30176

NOTICE TO CREDITORS

In the Matter of the Estate of CAROLYN L. AUERBACH a/k/a CAROLYN LOUISE AUERBACH, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado on or before December 28, 2026, or the claims may be forever barred.

JEFFREY H. AUERBACH

Personal Representative

160 S. Glencoe Street

Denver, CO 80246

CHAD OXMAN, Esq. Atty. Reg. #: 36251

Attorney for the Personal Representative

Oxman & Oxman, P.C.

2025 York Street

Denver, CO 80205

Phone No.: (303) 321-3747

FAX No.: (303) 388-6386

E-mail: chad@oxmanandoxman.com

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000371

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

On July 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Hipolito Jr. Garcia

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

Current Holder of Evidence of Debt: Capital Fund REIT LLC

Date of Deed of Trust: January 16, 2025

County of Recording: Denver

Recording Date of Deed of Trust: January 23, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025005732

Original Principal Amount: \$280,000.00

Outstanding Principal Balance: \$280,000.00

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 Payoff the loan in full post maturity as required under the Evidence of Debt and Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 11 AND 12, BLOCK 7, FIRST ADDITION TO SOUTH DENVER, CITY AND COUNTY OF DENVER,,,STATE OF COLORADO

Purported common address: 2840 West Irvington Place, 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, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

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

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

Attorney File # 55318

The 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. 2026-000342

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. 2026-000322**

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. 2026-000346**

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.realforeclose.com/>. The bidding rules for the sale will be 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.realtorclose.com/>. The bidding rules for the sale will be 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.

District Court Denver Probate Court

Denver County, Colorado

Court Address: 1437 Bannock St., Rm. 230,
Denver, CO 80202.

In the Interest of:

In the Matter of the Estate of:

Robert Scullion, Deceased

**NOTICE OF HEARING BY PUBLICATION
PURSUANT TO § 15-10-401, C.R.S.**

Case Number: 2026PR30638

Division: 3 Courtroom

To: Any heirs of Robert Scullion

Last Known Address, if any: A hearing on the Petition for Formal Probate of Will and Formal Appointment of Personal Representative (title of pleading) for (brief description of relief requested)

The Formal probate of the decedent's Will and appointment of his Personal Representative will be held at the following time and location or at a later date to which the hearing may be continued:

Date: September 18, 2026 Time: 8:00 a.m. Courtroom or Division: 3

Address: 1437 Bannock St., Rm. 230, Denver, CO 80202

The hearing will take approximately 30 minutes.

Elizabeth Rosenblum

Person Giving Notice

Hoffman Nies Dave & Meyer, 5350 S. Roslyn St., Ste. 100, Denver, CO 80202

Attorney or Party Without Attorney (Name and Address):

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

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

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

5350 S Roslyn St., Ste 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

Email: dhoffman@hn-colaw.com;

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

First Publication: August 21, 2026

Second Publication: August 28, 2026

Third Publication: September 4, 2026

Published: Intermountain Jewish News

**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.

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. BADDAAH #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.

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. 2026-000345

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

First Publication 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. 2026-000334

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. 2026-000341

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

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. 2026-000350

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

Intermountain Jewish News

Legal Notices, August 28, 2026

www.ijn.com/legal-notice

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

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. 2026-000300**

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. 2026-000333

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.

Notice of Sale

YEAR/MAKE/MODEL/TYPE VIN#

2018 Ford Focus (Red)	278870
2013 Ford Taurus (Green)	128806
2017 Buick Encore (Purple)	084046
1987 Buick Regal	445006

RMA TOWING

929 W. 10TH ST.

PUEBLO, CO. 81003

(719) 251-6662

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: HUNT CLUB HOMEOWNERS ASSOCIATION, a Colorado non-profit corporation

Defendants: ALECIA PALM; SELENE FINANCE, LP; PAUL D. LOPEZ AS PUBLIC TRUSTEE FOR DENVER COUNTY; SOPHIA HASSMAN AS TREASURER FOR DENVER COUNTY; UNKNOWN TENANT(S) IN POSSESSION

Case Number: 2026CV032217

SUMMONS BY PUBLICATION

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE-NAMED DEFENDANT: ALECIA PALM

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer within 35 days after the service of this Summons upon you. Service of the summons shall be complete on the day of the last publication. A copy of the complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action for judicial foreclosure of an assessment lien in and to the real property situated in Denver County, Colorado, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof.

Dated: August 3, 2026.

WLPP Law

By: Wendy E. Weigler, #28419

This Summons is issued pursuant to Rule 4(h), Colorado Rules of Civil Procedure

Exhibit A

Lot 103, Block 1, Wickford Patio Homes Subdivision Filing 6, City and County of Denver, State of Colorado.

Also known as: 1470 S. Quebec Way, #211, Denver, CO 80231.

Attorneys for Plaintiff:

WLPP Law

Wendy E. Weigler #28419

Address: 350 Indiana Street, Suite 450

Golden, CO 80401

Phone Number: (303) 863-1870

wweigler@wlpplaw.com

First Publication: August 21, 2026

Last Publication: September 18, 2026

Published in: Intermountain Jewish News

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

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. 2026-000358**

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. 2026-000373

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

On June 26, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Vince Michael Pano Valdez

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

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

Date of Deed of Trust: September 11, 2018

County of Recording: Denver

Recording Date of Deed of Trust: September 13, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018116345

Original Principal Amount: \$264,987.00

Outstanding Principal Balance: \$232,531.93

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 7, BLOCK 4, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN#: 00141-24-007-000

Purported common address: 21456 East 55th 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, 10/15/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-037753

The 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. 2026-000368

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

On June 26, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Julieht D Garcia Mora AND Miguel Angel Valdez Arevalo

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

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

Date of Deed of Trust: October 03, 2023

County of Recording: Denver

Recording Date of Deed of Trust: October 04, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023094598

Original Principal Amount: \$466,396.00

Outstanding Principal Balance: \$454,679.53

Pursuant 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 27, BLOCK 1, GREEN VALLEY RANCH FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO APN #: 00231-04-027-000

Purported common address: 21327 E 44th Ave, Denver, CO 80249.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/15/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-037861

The 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. 2026-000372**

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

On June 26, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Joleen Lynette Martinez

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

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

Date of Deed of Trust: June 02, 2025

County of Recording: Denver

Recording Date of Deed of Trust: June 27, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025063139

Original Principal Amount: \$191,090.00

Outstanding Principal Balance: \$190,593.64

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to 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 209, LAKE PARK CONDOMINIUMS, A CONDOMINIUM COMMUNITY IN ACCORDANCE WITH THE MAP RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132990 AND THE DECLARATION RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132989, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 209, BALCONY SPACE 209, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3047 W 47th Ave #209, 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, 10/15/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1056793-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. 2026-000321**

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.

Notice of Sale

Public Notice for vehicle to be sold at Joes Towing, PUC-T004. Phone: 303-428-9242.

YEAR/MAKE/MODEL/TYPE VIN

2021 Dodge Ram 515337

Date of Publication: August 28, 2026

Published: Intermountain Jewish News

**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.

HEREFORE, 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.

**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, it's 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 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. 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. 2026-000324

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.

**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

The 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.

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. 2026-000309**

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.

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.

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. 2026-000319

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. 2026-000356

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.

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:

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. 2026-000318

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. 2026-000329

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.

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-26-1054020-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.

NOTICE TO CREDITORS BY PUBLICATION

District Court, Broomfield County

Case No. 2026PR30077,

Division: A, Courtroom: 2

In the Matter of the Estate of

Steven Michael Katapski, 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 Broomfield, County, Colorado, on or before December 28, 2026, or the claims may be forever barred.

Ryan Katapski

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

KATHRYN KAYLOR, Esq. Atty. Reg. #63000

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; kkaylor@hn-colaw.com

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000367

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

On June 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): Sterling Real Estate LLC

Original Beneficiary(ies): PB and J, LLC

Current Holder of Evidence of Debt: PB and J, LLC

Date of Deed of Trust: September 01, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 12, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025090298

Original Principal Amount: \$2,573,003.02

Outstanding Principal Balance: \$2,573,003.02

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 make payments as required by the terms of the Promissory Note and Deed of Trust

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

That part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 4 South, Range 68 West of the 6th P.M., described as follows: Beginning at a point on the West line of Logan Street, said point being 165 feet North of the South line of East Tennessee Avenue extended; Thence North on said West line of Logan Street, a distance of 100 feet; Thence West a Distance of 400 feet; Thence Southeasterly to a point 320 feet West of the point of beginning; Thence East a distance of 320 feet to the point of beginning, Except for that portion taken by the Department of Transportation, State of Colorado, in Rule and Order recorded March 5, 2003, under Reception No. 2003034466, more particularly described as follows: Parcel No. 9 of the Department of Transportation, State of Colorado, Project No. NH 0252-299, in the Southeast of Section 15, Township 4 South, Range 68 West of the 6th Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows: Commencing at the south 1/4 corner of said Section 15, a found 3" brass cap in a range box stamped "PLS 19611", whence the center 1/4 corner of said Section 15, a found stone with an "X" in a range box bears North 00°44'37" West, a distance of 2647.84 feet; thence North 52°50'25" East, a distance of 1278.75 feet to a point on the southerly line of a parcel of land described in Book 3199 at Page 32, Denver County Clerk and Recorder's Office, said point also being the point of beginning: 1. Thence South 89°13'56" West along the Southerly line of said parcel, a distance of 76.73 feet to a point on the Northeasterly right of way line of I-25 (June, 2000), as described in the Valley Highway Dedication, recorded October 13, 1961 in Book 8756 at Page 374, Denver County Clerk and Recorder's Office; 2. Thence North 39°17'32" West, along said Northeasterly right of way line of I-25, a distance of 127.82 feet; 3. Thence North 38°07'05" West, continuing along said Northeasterly right of way line of I-25, a distance of 5.39 feet to a point on the Northerly line of said parcel; 4. Thence North 89°52'12" East, along the Northerly line of said parcel, a distance of 66.59 feet; 5. Thence South 43°04'45" East, a distance of 55.64 feet; 6. Thence along the arc of a curve to the right, having a radius of 3848.00 feet, a distance of 83.56 feet (the chord of said arc bears South 42°27'26" East, a distance of 83.56 feet), more or less, to the point of beginning, City and County of Denver, State of Colorado.

Purported common address: 985 S Logan Street, Denver, CO 80209.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/29/2026

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: JAMIE G SILER #31284

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

Attorney File # 6340.001

The 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 días si la notificación se realiza fuera de Colorado o si la causa se notifica mediante publicación.

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

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

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

Presentar 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 sobre la causa sin su opinion. Posiblemente no reciba mas avisos sobre 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.

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

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 del juez o del otro padre (o parte).

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

No deje de pagar, cancele ni modifique las pólizas de seguro 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 como beneficiario.

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

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

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

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

5. Note on Genetic Testing

Nota sobre pruebas genéticas

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

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

You must do testing and submit the results before the Court establishes who the parents are (parentage) and issues final orders.

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

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

So Summoned

Así se ordena

Court Clerk

Secretario judicial

Dated: 09/29/2025

Fecha

* See Box C on 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 EPSHTEIN 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. 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. 2026-000355

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.

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:

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.

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. 2026-000326

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 PARALELL WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 10.50 FEET; THENCE SOUTH ALONG CENTERLINE OF COMMON WALL AND PARALELL WITH THE EAST LINE OF SAID LOTS, A DISTANCE OF 4.10 FEET; THENCE WEST ALONG CENTERLINE OF COMMON WALL AND PARALELL 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. 2026-000379

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

On July 2, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Cindy Gonzales

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

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: January 28, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 28, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022013371

Original Principal Amount: \$618,450.00

Outstanding Principal Balance: \$589,228.90

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.

UNIT 611, LAKEHOUSE ON 17TH, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON FEBRUARY 21, 2020 AT RECEPTION NO. 2020025821, AND THE DECLARATION OF CONDOMINIUM FOR LAKEHOUSE ON 17TH, RECORDED ON FEBRUARY 21, 2020 AT RECEPTION NO. 2020025820, 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.

Purported common address: 4200 W 17th Ave #611, 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, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/02/2026

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

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

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

Attorney File # CO27234

The 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, LFILE 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.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:

STEVEN BELLANTI #48306

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

Attorney File # CO-26-1055170-JH

Intermountain Jewish News

Legal Notices, August 28, 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.