

Public Notice

Impact Development Fund, a Colorado non-profit Community Development Financial Institution, will submit an application to the Colorado Division of Housing (DOH). The purpose of this application is to request \$3,000,000 capital contribution to the statewide Down Payment Assistance program. The request for capital sourced through Proposition 123 would be made available to persons with low and moderate incomes to purchase a primary residence and will increase the availability of affordable housing in throughout the State of Colorado. It is not the intent to cause displacement from any existing housing; however, if persons are displaced from their existing residences reasonable housing alternatives shall be offered.

All interested persons are encouraged to contact the applicant for further information. Written comments should be sent by mail to Impact Development Fund, 200 E. 7th Street, Suite 412, Loveland, CO 80537 or emailed to info@impactdf.org and will be forwarded to DOH for consideration during the application process.

Members of the public may request a public meeting and should arrange a request with the Applicant. Applicant shall post notice of meeting on October 1, 2026 at the office of Impact Development Fund, 200 E. 7th Street, Suite 412, Loveland, CO 80537 to ensure other members of the public are aware of meeting. If reasonable accommodations are needed for persons attending the public meeting, please contact the Applicant.

Date of Publication: September 25, 2026

Published: Intermountain Jewish News

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

**District Court, Mesa County
Case No. 2026PR30139, Division 8
In the Matter of the Estate of
Lawrence Thomas, 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 Mesa, County, Colorado, on or before October 13, 2026, or the claims may be forever barred.

Darlene Underhill, Personal Representative

c/o Turner Law LLC

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 593-8295

E-mail: christopher@turnerlawllc.net;

First Publication: September 25, 2026

Second Publication: October 2, 2026

Third Publication: October 9, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000411

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

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

Original Grantor(s): Christopher Jones

Original Beneficiary(ies): Bank of the West

Current Holder of Evidence of Debt: BMO Bank N.A.

Date of Deed of Trust: November 14, 2019

County of Recording: Denver

Recording Date of Deed of Trust: December 02, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019168997

Original Principal Amount: \$700,000.00

Outstanding Principal Balance: \$615,259.48

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 11, BLOCK 2, STAPLETON FILING NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 8203 E 24th Drive, Denver, CO 80238.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DEANNE R STODDEN #33214

MESSNER & REEVES, LLP 1430 WYNKOOP STREET SUITE #300, DENVER, CO 80202 130-3623

Attorney File # 10058.0194

The 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. 2026-000405

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Jeff Corporon

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

Current Holder of Evidence of Debt: OBX 2024-NQM6 Trust

Date of Deed of Trust: November 04, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 09, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022139453

Original Principal Amount: \$446,250.00

Outstanding Principal Balance: \$442,829.20

Pursuant 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 18, Block 1, Lull Heights, City and County of Denver, State of Colorado.

Purported common address: 103 South Zenobia 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # CO26709

The 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. 2026-000423

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

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

Original Grantor(s): Rocio Torres

Original Beneficiary(ies): Shopneck Family Foundation

Current Holder of Evidence of Debt: Shopneck Family Foundation

Date of Deed of Trust: December 08, 2022

County of Recording: Denver

Recording Date of Deed of Trust: December 08, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022147927

Original Principal Amount: \$335,000.00

Outstanding Principal Balance: \$335,000.00

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 6, Block 1, Green Valley Ranch Filing No. 58, City and County of Denver, State of Colorado Purported common address: 4521 Andes 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, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 24253.0028

The 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. 2026-000426**

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

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

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital REIT, LLC

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

Date of Deed of Trust: September 06, 2023

County of Recording: Denver

Recording Date of Deed of Trust: September 18, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023089300

Original Principal Amount: \$906,100.00

Outstanding Principal Balance: \$906,100.00

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

Lot 42 and the South 18 3/4 feet of Lot 43, Block 15, Broadway Heights, Second Filing, City and County of Denver, State of Colorado

Purported common address: 425 South York 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, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427

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

Attorney File # 9241.004

The 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. 2026-000402**

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Kevin Planegger and Jeanette Planegger

Original Beneficiary(ies): Andy Feld and Julie Feld 14.89%, Kenneth Goldberg Defined Contribution Plan 42.555% and Marc Lippitt 42.555%

Current Holder of Evidence of Debt: Andy Feld and Julie Feld 14.89%, Kenneth Goldberg Defined Contribution Plan 42.555% and Marc Lippitt 42.555%

Date of Deed of Trust: March 01, 2019

County of Recording: Denver

Recording Date of Deed of Trust: March 07, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019027383

Original Principal Amount: \$235,000.00

Outstanding Principal Balance: \$235,000.00

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 timely payments required under the Deed of Trust and the Evidence of Debt secured thereby

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 28 AND 29, BLOCK 4, BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 3090 WEST 41ST AVENUE, Denver, CO 80211.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JENNIFER D DUETTRA #35960

MILLER & LAW, P.C. 1900 WEST LITTLETON BOULEVARD, LITTLETON, CO 80120 (303) 722-6500

Attorney File # 15-029.046

The 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. 2026-000422

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

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

Original Grantor(s): SUSAN M. ORTIZ

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

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

Date of Deed of Trust: March 14, 2016

County of Recording: Denver

Recording Date of Deed of Trust: March 17, 2016

Recording Information (Reception No. and/or Book/Page No.): 2016034366

Original Principal Amount: \$181,550.00

Outstanding Principal Balance: \$159,637.34

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 5, BLOCK 2, WULFEKUHLS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 4664 CLAYTON STREET, DENVER, CO 80216.

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

NOTICE OF SALE

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 00000010866028

The 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. 2026-000421

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

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

Original Grantor(s): Mauricio Aguilar Castrejon AND Silvia Lopez Lopez

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

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

Date of Deed of Trust: June 09, 2023

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023054772

Original Principal Amount: \$466,396.00

Outstanding Principal Balance: \$451,436.15

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 28, BLOCK 5, MONTBELLO NO. 18, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4932 Upton Ct, 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, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 26-038179

The 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. 2026-000425

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

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

Original Grantor(s): Melissa Altamar

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: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: May 31, 2019

County of Recording: Denver

Recording Date of Deed of Trust: June 05, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019070542

Original Principal Amount: \$343,660.00

Outstanding Principal Balance: \$293,279.77

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay 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 32, BLOCK 3, GREEN VALLEY RANCH, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL ID NUMBER: 00225-03-032-000

Purported common address: 19448 East 45th Avenue, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 23-029956

The 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. 2026-000419

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

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

Original Grantor(s): Joseph L. Chavez

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

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

Date of Deed of Trust: March 16, 2020

County of Recording: Denver

Recording Date of Deed of Trust: March 27, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020043890

Original Principal Amount: \$645,000.00

Outstanding Principal Balance: \$346,208.54

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: 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.

THE EAST 136.915 FEET OF PLOT 4, EXCEPT THE EAST 71 FEET AND EXCEPT THE NORTH 94.19 FEET AND EAST 0.005 FEET OF THE NORTH 5.81 FEET THEREOF, BLOCK 14, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1807 W 46th Ave, Denver, CO 80211-1239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # CO-26-1057698-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. 2026-000381

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Randall L Mulder

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

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

Date of Deed of Trust: December 19, 2022

County of Recording: Denver

Recording Date of Deed of Trust: December 23, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022153877

Original Principal Amount: \$235,246.00

Outstanding Principal Balance: \$167,216.30

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.

CONDOMINIUM UNIT NO. 131, IN ACCORDANCE WITH THE DECLARATION RECORDED MARCH 7, 1973, IN BOOK 654 AT PAGE 276, THIRD SUPPLEMENT TO DECLARATION RECORDED MARCH 21, 1974, IN BOOK 883 AT PAGE 636, THE CONDOMINIUM MAP RECORDED ON MARCH 7, 1973, IN CONDOMINIUM BOOK 2, AT PAGE 85, AND THE THIRD SUPPLEMENT TO THE CONDOMINIUM MAP RECORDED MAY 21, 1974 IN BOOK 3 AT PAGE 122 OF THE DENVER RECORDS, MORNINGSIDE CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 7020 E Girard Ave 201, Denver, CO 80224.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # CO-26-1057027-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. 2026-000383

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Maggie Jo Faser

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

Current Holder of Evidence of Debt: Movement Mortgage, LLC

Date of Deed of Trust: April 16, 2021

County of Recording: Denver

Recording Date of Deed of Trust: May 11, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021090452

Original Principal Amount: \$300,000.00

Outstanding Principal Balance: \$304,222.06

Pursuant 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 B1, HERITAGE COURT I CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP RECORDED ON JUNE 19, 1998 AT RECEPTION NO. 9800093690, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO AND AS DEFINED AND DESCRIBED IN THE AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR CONSOLIDATED HERITAGE COURT CONDOMINIUMS RECORDED ON MARCH 26, 2001 AT RECEPTION NO. 2001042954 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1356 N Pearl St B1, 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, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # CO-26-1057004-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. 2026-000395

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Raven Reinmuth

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

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

Date of Deed of Trust: May 11, 2021

County of Recording: Denver

Recording Date of Deed of Trust: May 12, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021091312

Original Principal Amount: \$255,290.00

Outstanding Principal Balance: \$229,494.71

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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. 104, BUILDING NO. I, WOODSIDE CONDOMINIUMS, IN ACCORDANCE WITH THE AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED FEBRUARY 27, 2012, AS RECEPTION NO. 2012023498, AND THE CONDOMINIUM MAP RECORDED ON AUGUST 13, 1980, IN MAP BOOK 17 AT PAGE 49 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 170, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 8555 Fairmount Drive #1-104, 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210

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

Attorney File # 26-037995

The 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. 2026-000380**

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Evergreen Acquisitions LLC, a Colorado limited liability company

Original Beneficiary(ies): Mortgage Electronic Registration System, Inc., as Beneficiary, as nominee for Hometown Equity Mortgage, LLC, a Missouri limited liability company, its successors and assigns

Current Holder of Evidence of Debt: Morgan Stanley Residential Mortgage Loan Trust 2025-NQM7

Date of Deed of Trust: July 11, 2025

County of Recording: Denver

Recording Date of Deed of Trust: July 16, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025068310

Re-Recording Date of Deed of Trust: April 28, 2026

Re-Recording Information (Reception No. and/or Book/Page No.): 2026056904

Original Principal Amount: \$529,500.00

Outstanding Principal Balance: \$528,313.73

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lots 9 and 10, Except the rear 8 feet thereof, Block 5, Kensington, City and County of Denver, State of Colorado.

Purported common address: 1450 Syracuse 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, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # CO26586

The 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. 2026-000396**

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Nettie J Garcia

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: June 30, 2021

County of Recording: Denver

Recording Date of Deed of Trust: July 09, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021131061

Original Principal Amount: \$555,000.00

Outstanding Principal Balance: \$244,589.64

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to 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 25 AND 26, BLOCK 12, LOWREY HEIGHTS, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

A.P.N.: 0507313012000

Purported common address: 23 Winona 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # 26-037884

The 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. 2026-000390

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Jack Crafts

Original Beneficiary(ies): Washington Mutual Bank, FA, a federal association

Current Holder of Evidence of Debt: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For Rcf 2 Acquisition Trust

Date of Deed of Trust: September 05, 2002

County of Recording: Denver

Recording Date of Deed of Trust: September 16, 2002

Recording Information (Reception No. and/or Book/Page No.): 2002162496

Original Principal Amount: \$105,000.00

Outstanding Principal Balance: \$79,521.35

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: 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 16 TO 18 INCLUSIVE, EXCEPT THE SOUTH 7 FEET OF LOT 18, BLOCK 1, COLLEGE PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 1522 Quebec 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, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # CO-26-1054383-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. 2026-000407**

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

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

Original Grantor(s): Martin Bernard, Jr AND Margaret A Bernard

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: March 18, 2021

County of Recording: Denver

Recording Date of Deed of Trust: April 01, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021060601

Original Principal Amount: \$640,500.00

Outstanding Principal Balance: \$131,637.79

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: 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.

LOTS 21 AND 22, BLOCK 12, CRISP'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 375 Lowell Boulevard, 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-037984

The 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. 2026-000416**

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

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

Original Grantor(s): Janet Ann Clark

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: April 22, 2022

County of Recording: Denver

Recording Date of Deed of Trust: April 28, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022058083

Original Principal Amount: \$780,000.00

Outstanding Principal Balance: \$380,045.95

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: This is a Home Equity Conversion Deed of Trust or other Reverse Mortgage. Borrower has died and the property is not the principal residence of any surviving Borrower, resulting in the loan being due and payable.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT TWELVE (12), BLOCK TEN (10), VIRGINIA VILLAGE FILING NO. 2, AMENDED, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

P.I.N. 06191-06-012-000

Purported common address: 1230 South Fairfax Street, Denver, CO 80246.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042

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

Attorney File # 26-038132

The 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. 2026-000404**

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Rob Griffith

Original Beneficiary(ies): Mortgage Electronic Registration System, Inc. acting solely as nominee for LenderLive Network, Inc.

Current Holder of Evidence of Debt: TH MSR Holdings LLC

Date of Deed of Trust: September 03, 2014

County of Recording: Denver

Recording Date of Deed of Trust: September 08, 2014

Recording Information (Reception No. and/or Book/Page No.): 2014108953

Original Principal Amount: \$386,400.00

Outstanding Principal Balance: \$324,809.50

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: Rob Griffith failed to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust. Such failure constitutes a breach under the Note and Deed of Trust triggering the power of sale by the Public Trustee.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Lot 3, and the North 1/2 of Lot 4, Block 2, Brown's Addition to Lake Park, City and County of Denver, State of Colorado.

Purported common address: 2334 Raleigh Street, 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # CO260102

The 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. 2026-000385

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Linda J. Boldin

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

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

Date of Deed of Trust: October 06, 2021

County of Recording: Denver

Recording Date of Deed of Trust: October 15, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021194321

Original Principal Amount: \$207,000.00

Outstanding Principal Balance: \$214,217.66

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 8, BLOCK 10, MONTBELLO NO.3, CITY AND COUNTY OF DENVER, AND STATE OF COLORADO.

Purported common address: 4833 Tucson 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, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

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

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # CO-26-1057128-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. 2026-000375

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.

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-26-1056915-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.

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000410

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

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

Original Grantor(s): Sarik Morn

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

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

Date of Deed of Trust: May 16, 2018

County of Recording: Denver

Recording Date of Deed of Trust: May 17, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018058539

Original Principal Amount: \$338,751.00

Outstanding Principal Balance: \$299,258.64

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.

LOT 14, BLOCK 2, GREEN VALLEY RANCH FILING NO. 65, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 21101 Randolph Place, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210

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

Attorney File # 23-029392

The 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. 2026-000399

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Martha C. Olmsted fka Martha C. West

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

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

Date of Deed of Trust: August 13, 2021

County of Recording: Denver

Recording Date of Deed of Trust: August 19, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021157976

Original Principal Amount: \$318,500.00

Outstanding Principal Balance: \$286,487.86

Pursuant 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 8, 9, AND 10, AND THE SOUTH ONE-HALF OF LOT 7, EXCEPT THE REAR 8 FEET TO THE CITY, BLOCK 504, WATERTOWN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2660 Krameria St, Denver, CO 80207-3439.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # CO26031

The 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. 2026-000403

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

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

Original Grantor(s): Angelina Atayde

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

Current Holder of Evidence of Debt: GS Mortgage-Backed Securities Trust 2024-RPL5

Date of Deed of Trust: September 28, 2018

County of Recording: Denver

Recording Date of Deed of Trust: September 28, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018123699

Original Principal Amount: \$288,000.00

Outstanding Principal Balance: \$273,690.92

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 10, BLOCK 7, HARVEY PARK ADDITION FILING NO. 18, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4240 W Hamilton Place, Denver, CO 80236.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # CO-26-1053565-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. 2026-000408

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

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

Original Grantor(s): Dimas Gallegos Ocampo

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

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

Date of Deed of Trust: August 28, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 28, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024081005

Original Principal Amount: \$395,419.00

Outstanding Principal Balance: \$389,869.22

Pursuant 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 8, BLOCK 1, TOWER 160 SUBDIVISION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL ID: 00161-22-008-000

Purported common address: 5151 N. Waco 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210

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

Attorney File # 26-037948

The 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. 2026-000382**

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Paige D Burke

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

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

Date of Deed of Trust: March 10, 2015

County of Recording: Denver

Recording Date of Deed of Trust: March 23, 2015

Recording Information (Reception No. and/or Book/Page No.): 2015035827

Original Principal Amount: \$242,135.00

Outstanding Principal Balance: \$184,049.96

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

SUBPARCEL 1, LOT 15, BLOCK 5, STAPLETON, FILING NO. 42, AS AMENDED BY LAND SURVEY PLAT RECORDED APRIL 11, 2014 AT RECEPTION NO. 2014041106, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 5058 Yosemite Court Unit 1, Denver, CO 80238.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # CO-26-1056549-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. 2026-000374

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.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: 8/28/2026

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.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000394

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Jesus Rosales Camacho AND Marycela Rosales

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

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

Date of Deed of Trust: August 05, 2022

County of Recording: Denver

Recording Date of Deed of Trust: August 09, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022104156

Original Principal Amount: \$530,219.00

Outstanding Principal Balance: \$392,736.56

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 9, BLOCK 1, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN#: 00191-20-009-000

Purported common address: 4978 Granby 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042

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

Attorney File # 25-033911

The 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. 2026-000406

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

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

Original Grantor(s): Emma Ann Brazelton AND Jose Luis Morales

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: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: November 02, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 03, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021206461

Original Principal Amount: \$408,955.00

Outstanding Principal Balance: \$372,421.20

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 6, BLOCK 2, PARKFIELD FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 15852 E 48th Pl, 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-037951

The 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. 2026-000397**

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Gabriel Aguilera AND Sara Hernandez

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

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

Date of Deed of Trust: January 21, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 24, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022010174

Original Principal Amount: \$275,000.00

Outstanding Principal Balance: \$250,976.33

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.

LOT 34, BLOCK 1, GREEN VALLEY RANCH FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4885 Perth 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.

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210

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

Attorney File # 26-038075

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

**COMBINED NOTICE -
RESTART - PUBLICATION
CRS §38-38-109(2)(b)(II) FORECLOSURE SALE NO. 2019-000169**

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

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

On July 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): FRANK MADISON

Original Beneficiary(ies): UNITED MORTGAGE FUNDING, L.L.C.

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

Date of Deed of Trust: September 15, 1995

County of Recording: Denver

Recording Date of Deed of Trust: September 25, 1995

Recording Information (Reception No. and/or Book/Page No.): 9500117461

Original Principal Amount: \$115,593.00

Outstanding Principal Balance: \$117,884.78

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 16, BLOCK 10, MONTBELLO NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 13183 EAST 47TH AVENUE, 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/15/2026

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: HOLLY R SHILLIDAY #24423

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

Attorney File # CO-19-855521-LL

The 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. 2026-000415

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

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

Original Grantor(s): Tommie Earl Hines

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

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

Date of Deed of Trust: March 08, 2022

County of Recording: Denver

Recording Date of Deed of Trust: March 30, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022042261

Original Principal Amount: \$652,500.00

Outstanding Principal Balance: \$236,397.88

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 pay hazard insurance premiums and provide evidence of payment.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF DENVER AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 7 AND 8, BLOCK 40, OF FIRST ADDITION TO SWANSEA.

Purported common address: 4060 Cook 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042

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

Attorney File # 26-037880

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

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2000 Chevrolet Silverado	219127
2012 Nissan Leaf	017214
2012 Hyundai VCZ	183211
2018 Ford Ecosport	234763
2026 Serve Trailer 32 with Dovetail Trailer	128804
2014 Dodge Grand Caravan	411379
2013 Ford Explorer	A84442

Date of Publication: September 25, 2026

Published: Intermountain Jewish News

Public Notice for vehicles to be sold by CR TOWING

PUC: T04048

3037 West Stanford Dr.

Englewood, CO 80110

Phone: 720-474-1802

Year/Make/Model/COLOR	Vin #
2007 TOYOTA CAMRY SILVER	689896
2019 KIA RIO GRAY	160285
2003 CHEVROLET SILVERADO 2500 WHITE	262382
2015 CHEVROLET CRUZE RED	243818

Date of Publication: September 25, 2026

Published: Intermountain Jewish News

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

7070 Smith Rd.

Denver, CO 80207

303-295-6353

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

YEAR/MAKE/MODEL	VIN #
2011 BENTLEY CONTINENTAL	067912
2009 NISSAN ROGUE	042861
2001 TOYOTA 4RUNNER	048928

Date of Publication: September 25, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000414**

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

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

Original Grantor(s): Quentin Leroy Richmond AND Safa Jaafar Alaiwi

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: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: May 22, 2024

County of Recording: Denver

Recording Date of Deed of Trust: May 30, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024048412

Original Principal Amount: \$396,621.00

Outstanding Principal Balance: \$390,702.37

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT NO. 5, DAKOTA CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF DAKOTA CONDOMINIUMS RECORDED ON MARCH 30, 2006 AT RECEPTION NO. 2006049581 AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAKOTA CONDOMINIUMS, RECORDED ON MARCH 30, 2006 AT RECEPTION NO. 2006049580, AND FIRST AMENDMENT RECORDED MAY 15, 2006 UNDER RECEPTION NO. 2006077121 AND RE-RECORDED ON JULY 18, 2006 AT RECEPTION NO. 2006114431, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN#: 05031-08-049-049

Purported common address: 520 E 14th Avenue Apartment 5, 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042

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

Attorney File # 26-038000

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

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

Denver Probate Court

Case No. 2026PR30810

In the Matter of the Estate of RONALD CHARLES PROCTOR (aka Ronald C. Proctor), 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 January 18, 2027, or the claims may be forever barred.

SARAH L. GOLOMBEK, Esq., #37671

Attorney for the Personal Representative, Judy Procter

The Law Office of Sarah L. Golombek, LLC

3900 East Mexico Ave., Suite 300

Denver, CO 80210

Phone Number: 720-305-9900

FAX Number: 303-927-0809

E-mail: Sarah@golombeklaw.com

First Publication: September 18, 2026

Second Publication: September 25, 2026

Last Publication: October 2, 2026

Published: Intermountain Jewish News

**Notice Pertaining to Approval of the Sixth
Amended and Restated Condominium Declaration for Camberley By-the-Park Townhomes
Association, Inc.**

The Camberley By-the-Park Townhomes Association, Inc. ("Association") hereby provides notice of the Sixth Amended and Restated Condominium Declaration for Camberley By-the-Park Townhomes Association, Inc. ("A&R Declaration"). In addition to mortgagee approval, Owners of Units in the Association have already consented to this A&R Declaration.

Consistent with the requirement for first mortgagee approval in the Fifth Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, and Party Wall Agreement for Camberley By-the-Park Townhomes ("Original Declaration") at Article 14, Section 14.3, and with the procedures set forth in C.R.S. 38-33.3-217(1)(b), the Association requests first mortgagee approval of the A&R Declaration. A copy of the A&R Declaration may be obtained by contacting VF Law at 720-943-8811 to provide an email where the document may be emailed.

The A&R Declaration does not affect the priority of deeds of trust. Mortgagee approval of the A&R Declaration does not require any action or response and will be considered approved in the absence of a negative response delivered to VF Law 60 calendar days after the first date of publication. Please contact VF Law with any questions concerning this matter.

First Publication: September 25, 2026

Last Publication: October 2, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000389**

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Bonnee L. Oderberg

Original Beneficiary(ies): Harvest Small Business Finance, LLC

Current Holder of Evidence of Debt: Harvest Small Business Finance, LLC

Date of Deed of Trust: April 06, 2023

County of Recording: Denver

Recording Date of Deed of Trust: April 17, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023034987

Original Principal Amount: \$3,570,000.00

Outstanding Principal Balance: \$762,251.00

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 payments pursuant to the terms of the Note

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

All of Lot 7. EXCEPT the Westerly 65 feet thereof, and EXCEPT the Northerly 10 feet thereof, Block 1, BEDFORD MANOR, And that part of Lot 8, Block 1, Bedford Manor, more particularly described as follows: Beginning at a point on the South line of said Lot 8, 9.73 feet West of the Southeast corner of said Lot 8; Thence Westerly along the South line of said Lot 8 a distance of 60 feet to the Southwest corner of said Lot 8; Thence Northerly along the West line of said Lot 8 a distance of 120 feet; Thence Easterly along the North line of said Lot 8 a distance of 59.94 feet; Thence Southerly a distance of 120 feet to the TRUE POINT OF BEGINNING, EXCEPT the Northerly 10 feet thereof, City and County of Denver, State of Colorado.

Purported common address: 6675 E Nevada Place, Denver, CO 80224.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HARRY L SIMON #7942

HARRY L SIMON P.C. 10200 EAST GIRARD AVENUE, BUILDNG B SUITE 120, DENVER, CO 80231 (303) 758-6601

Attorney File # Harvest v. Oderberg

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

SUMMONS BY PUBLICATION

Case No. 2026CV032357

District Court, Denver County, Colorado

1437 Bannock St., Ste. 256, Denver, CO 80202

(303) 606-2300

Plaintiff: Lakeview Loan Servicing, LLC

Defendants: James John Montoya; Canvas Credit Union; The City and County of Denver; and Paul Lopez in his Official Capacity as the Public Trustee of Denver County, Colorado.

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE-NAMED DEFENDANT(S):

You are hereby summoned and required to appear and defend against the claims of the complaint filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35 days after service of this summons upon you.

Service of this summons shall be complete on the day of the last publication.

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

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

This is a C.R.C.P. 105 action for judicial foreclosure in real property regarding the following real property:

LOT 18, BLOCK 4, MISSISSIPPI HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. known and numbered as 1125 S. Tennyson St., Denver, CO, 80219

Dated: August 21, 2026

Published in the: Intermountain Jewish News

Barrett Frappier & Weisserman, LLP

Lindsay King # 49826

Attorney for Plaintiff Lakeview Loan Servicing, LLC

Attorney for Plaintiff:

Lindsay King #49826

Marcello Rojas #46396

Barrett Frappier & Weisserman, LLP

1391 Speer Blvd., #700

Denver, CO 80204

Phone: 303-350-3711

Email: lindsayk@bdfgroup.com

Email: marcellor@bdfgroup.com

First Publication: September 4, 2026

Last Publication: October 2, 2026

Published in the: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000413

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

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

Original Grantor(s): J & V Enterprise, LLC A Colorado limited liability company

Original Beneficiary(ies): Bui Personal Care Services, LLC A Colorado limited liability company

Current Holder of Evidence of Debt: Bui Personal Care Services, LLC A Colorado limited liability company

Date of Deed of Trust: November 01, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 03, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021206201

Original Principal Amount: \$200,000.00

Outstanding Principal Balance: \$200,000.00

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.

ALL OF LOTS 1, 2, 3, 4, IN BLOCK 24, HIGHLAND PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. EXCEPTING THE FOLLOWING, TO WIT: 1) THE SOUTH 71 FEET OF LOTS NUMBERED 1, 2 AND 3 IN SAID BLOCK. 2) THE SOUTH 73 FEET OF LOT 4; TOGETHER WITH THAT PART OF LOT 5 IN SAID BLOCK 24, HIGHLAND PARK, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE RUNNING SOUTH ALONG THE EAST LINE OF LOT 5, 57 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES 10 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF LOT 5 TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 5; THENCE FOLLOWING THE NORTHERLY BOUNDARY LINE EASTERLY TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3289 Grove 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 28785.0001

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

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

Denver Probate Court

Case Number: 2026PR173, Division: 1

In the Matter of the Estate of

MICHAEL LUCERO, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before January 11, 2027, or the claims may be forever barred.

Barbara P. Valdez
Personal Representative
164 Irving Street
Denver, Colorado 80219

Michael L. Gilbert, Atty. Reg.#: 3296
Attorney for the Personal Representative
501 South Cherry Street, Suite 660
Glendale, CO 80246

Phone Number: 303-320-4580

FAX Number: 303-320-0648

E-mail: mgillaw@msn.com

First Publication: September 11, 2026

Second Publication: September 18, 2026

Third Publication: September 25, 2026

Published: Intermountain Jewish News

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.

**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 #
1999 GMC SAVANA RV	135527
2013 HYUNDAI SONATA	726080
2002 SUBARU LEGACY	605927
2009 CHEVROLET MALIBU	187436
2012 MITSUBISHI OUTLANDER	011343
2007 SUBARU FORESTER	716072
2007 TOYOTA CAMRY	046102
2020 CHRYSLER PACIFICA	149544
2009 GMC ACADIA	180466
2010 CHEVROLET TRAVERSE	224504
2008 DODGE CALIBER	733265
2018 KIA STINGER	037748
2006 MERCURY MILAN	622709
2005 ACURA TSX	024288
1993 FORD TAURUS	317086
1999 NISSAN PATHFINDER	354990
2021 HYUNDAI KONA	660511
2011 SUBARU FORESTER	724101
2011 KIA SORENTO	051534
2015 FIAT 500L LOUNGE	032443
2010 JEEP GRAND CHEROKEE	147624
2014 FORD FUSION	378393
2007 KWANG YANG PEOPLE 50	410693
2009 BUICK ENCLAVE	115397
2000 CHEVROLET CAVALIER	142289
2011 MAZDA MAZDA3	356078
2001 HONDA ACCORD	029947
1995 OLDSMOBILE SILHOUETTE	315430
2005 FORD ESCAPE	D11620
2007 TOYOTA CAMRY	023618
2011 SUBARU LEGACY	212664
2007 HYUNDAI SONATA	174193
2010 VOLKSWAGEN JETTA	085015
2008 JEEP LIBERTY	244669
2008 CHEVROLET TRAILBLAZER	138510
2020 NISSAN ALTIMA	130757
2019 CHEVROLET EQUINOX	604602
2007 CHEVROLET COBALT	307616
2001 CHEVROLET MALIBU	171703
2008 DODGE GRAND CARAVAN	831230
1999 CHEVROLET CAMARO	132776
2017 FOREST RIVER SALEM CRUISE	411525
2002 CHEVROLET BLAZER	215288
2013 AUDI A4	035082
2010 TRAILER TRAILER	NO VIN
2016 JEEP CHEROKEE	149510
2008 MAZDA MAZDA3	139408
2008 FORD EXPEDITION	A48840
2000 MOTORCYCLE MOTORCYCLE	900095
2007 JEEP GRAND CHEROKEE	655311

Date of Publication: September 25, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000418

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

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

Original Grantor(s): Santa Fe Drive Development, LLC

Original Beneficiary(ies): Construction Loan Services II, LLC

Current Holder of Evidence of Debt: Saluda Grade Alternative Mortgage Trust 2021-WL1

Date of Deed of Trust: December 12, 2023

County of Recording: Denver

Recording Date of Deed of Trust: December 15, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023117249

Original Principal Amount: \$34,957,303.87

Outstanding Principal Balance: \$38,341,090.99

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay the Debt in full by the maturity date thereof, to make interest payments when due, to pay

the real estate taxes and assessments on the Real Property, and to maintain and preserve the Real Property, among other defaults.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE NORTH ONE-HALF (1/2) OF LOT THIRTEEN (13), AND ALL OF LOTS FOURTEEN (14) THROUGH SEVENTEEN (17), BLOCK THIRTY-NINE (39), HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED DECEMBER 26, 2019 AT RECEPTION NO. 2019181153.

TOGETHER WITH ALL EXISTING AND FUTURE EASEMENTS, ACCESS RIGHTS, APPURTENANCES, PRIVILEGES, LICENSES, HEREDITAMENTS, FRANCHISES AND TENEMENTS, INCLUDING ALL WATER STOCK AND WATER RIGHTS OWNED BY BORROWER AND ALL MINERALS, OIL, GAS, AND OTHER COMMERCIALY VALUABLE SUBSTANCES THAT MAY BE IN, UNDER OR PRODUCED FROM ANY PART OF IT.

Purported common address: 625 N. SANTA FE DR., 655 N. SANTA FE DR., 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LISA K SHIMEL #13466

OTTESON SHAPIRO LLP 4643 S. Ulster Street, Suite 1300, DENVER, CO 80237 (720) 488-0220

Attorney File # 3384.027

The 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 Denver Probate Court

Case No. 2026PR30867, Division: 3

In the Matter of the Estate of

JAMES DYCHE a/k/a JIM DYCHE, 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 January 11, 2027, or the claims may be forever barred.

Jamie Kerr

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., Att. Reg. #63000

Attorneys for the Personal Representative

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

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

First Publication: September 11, 2026

Second Publication: September 18, 2026

Third Publication: September 25, 2026

Published: Intermountain Jewish News

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

District Court, Arapahoe County

Case Number: 2026PR30128

NOTICE TO CREDITORS

In the Matter of the Estate of

PEDRO GUADALUPE CALVILLO, a/k/a PEDRO G. CALVILLO, a/k/a PEDRO CALVILLO, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Arapahoe, County, Colorado on or before January 11, 2027, or the claims may be forever barred.

MICHELLE ADAMS, Esq. Atty. Reg. #: 29163

Attorney for the Personal Representative

Law Office of Michelle Adams

6155 S. Main Street #270

Aurora, CO80016

Phone Number: (720) 432-9685

E-mail: madams@coloradofamilylegacy.com

First Publication: September 11, 2026

Second Publication: September 18, 2026

Third Publication: September 25, 2026

Published: Intermountain Jewish News

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

Plaintiff: THE OAK PARK CONDOMINIUMS ASSOCIATION, INC., a Colorado non-profit corporation,

Defendants: ALICIA QUMBOZ, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; COLORADO HOUSING AND FINANCE AUTHORITY; DENVER COUNTY TREASURER and UNKNOWN TENANT(S) IN POSSESSION.

Case Number: 2026CV30783

SHERIFF'S NOTICE OF SALE

Under an Order on Motion for Default Judgment of Foreclosure and Order and Decree of Foreclosure issued June 23, 2026 in the above-captioned action, I am ordered to sell certain real property as follows:

Original Lientee(s) Alicia Qumboz

Original Lienor The Oak Park Condominiums Association, Inc.

Current Holder of the evidence of debt The Oak Park Condominiums Association, Inc.

Date of Lien being foreclosed May 27, 2025

Date of Recording of Lien being foreclosed May 28, 2025

County of Recording Denver

Recording Information 2025048433

Original Principal Balance of the secured indebtedness \$2,423.17

Outstanding Principal Balance of the secured indebtedness as of the date hereof ¹ \$15,875.13

Amount of Default Judgment \$13,928.90

Description of property to be foreclosed:

Condominium Unit 207, Building 20, Oak Park Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Oak Park Condominiums, recorded April 2, 1980 in Book 2133 at Page 357 and Amendment and Supplement recorded October 24, 1980 in Book 2256 at Page 506 and Map recorded April 2, 1980 in Book 16 at Page 27, and amended July 7, 1980 in Book 17 at Page 20, and amended October 24, 1980 in Book 18 at Page 10 and amended October 29, 1980 in Book 18 at Page 16. Together with the right to the exclusive use of parking space(s) no. 528, County of Denver, State of Colorado.

Also known as: 10150 East Virginia Avenue, #20-207, Denver, CO 80247

THE PROPERTY TO BE FORECLOSED AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN.

THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The covenants of Plaintiff have been violated as follows: failure to make payments on said indebtedness when the same were due and owing.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on October 29th, 2026, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202 to sell to the highest and best bidder, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO LAW AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE LIEN BEING FORECLOSED. A COPY OF THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

The name, address and telephone number of each of the attorneys representing the holder of the evidence of the debt is as follows:

Stephane R. Dupont

The Dupont Law Firm, LLC

PO Box 1073

Castle Rock, CO 80104

(720) 644-6115

sdupont@dupontlawco.com

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Date: August 5, 2026.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

¹ This amount does not constitute a payoff balance on the account as it does not include fees and costs incurred to release liens and other charges that may come due. Please contact the Plaintiff's attorney or submit a Notice of Intent to Cure for a payoff balance.

Attorneys for Plaintiff:

THE DUPONT LAW FIRM, LLC

Stephane R. Dupont, #39425

Address: PO Box 1073

Castle Rock, CO 80104

Phone Number: (720) 644-6115

First Publication: September 4th, 2026

Last Publication: October 2nd, 2026

Name of Publication: Intermountain Jewish News

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

District Court, Adams County

Case No. 2026PR030562

Division T, Courtroom 306

In the Matter of the Estate of

ROBERT McCONAUGHY a/k/a ROBERT JAY McCONAUGHY, 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 January 11, 2027, or the claims may be forever barred.

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

Public Administrator, 17th Judicial District

Special Administrator

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 5938295

E-mail: christopher@turnerlawllc.net;

First Publication: September 11, 2026

Second Publication: September 18, 2026

Third Publication: September 25, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2026PR30772

In the Matter of the Estate of

JUAN CAMPOS A/K/A JUAN P. CAMPOS A/K/A JUAN PANFILO CAMPOS A/K/A JUAN P.

CAMPOS GALVAN, Deceased.

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

Wayne E. Vaden, Esq. (#21026)

SYDNEY C. MERRELL, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com

s.merrell@cityparklaw.com

First Publication: September 11, 2026

Second Publication: September 18, 2026

Third Publication: September 25, 2026

Published: Intermountain Jewish News

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

District Court, Adams County

Case No. 2025PR030785

In the Matter of the Estate of

RICHARD D. REUTER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the ADAMS COUNTY JUSTICE CENTER STATE OF COLORADO 1100 JUDICIAL CENTER DR. BRIGHTON, CO 80601 or before four (4) months from the date of the first publication or the claims may be forever barred.

Wayne E. Vaden, Esq. (#21026)

SYDNEY C. MERRELL, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

w.vaden@cityparklaw.com

s.merrell@cityparklaw.com

First Publication: September 11, 2026

Second Publication: September 18, 2026

Third Publication: September 25, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000398

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Akuete Babanawo

Original Beneficiary(ies): Credit Union of Colorado

Current Holder of Evidence of Debt: Credit Union of Colorado

Date of Deed of Trust: August 02, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 07, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024072008

Original Principal Amount: \$35,000.00

Outstanding Principal Balance: \$35,035.42

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The failure to make installment payments of principal, interest, taxes and/or insurance as provided for in the Revolving Credit Deed of Trust and Credit Agreement.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 38, BLOCK 1, GATEWAY PARK IV – DENVER FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 15555 E 40th Ave #38, 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # Babanawo

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

CASE NO. 26-AD-0425

In the Chancery Court for Washington County at Jonesborough Tennessee
BRIENNA NICOLE MORRISON & JALEN DARRELL MORRISON IN RE: K.G. MITCHELL
Vs

EMILY KATE MITCHELL & JOE DOE UNKNOWN FATHER

In this cause, it appearing from the Complaint, which is sworn to, that the Defendant, EMILY KATE MITCHELL is a non-resident of the State of Tennessee, it is ordered by me that publication be made for four successive weeks, as required by law, in the Intermountain Jewish News, a newspaper published in Denver, Colorado in Denver County, notifying said non-resident Defendant to file an answer wit Plaintiff's Attorney at the following address, Kristi Norris Johnson, 112 E. Myrtle Ave., Ste. 310, Johnson City, TN 37604 within 30 days from the last date of publication, exclusive of said last date of publication, or a judgment by default may be entered and the cause set for hearing ex parte as to her.

Dated: September 8, 2026

Sarah Lawson, Clerk and Master

Lora Eldridge, Deputy Clerk and Master

First Publication: September 18, 2026

Last Publication: October 9, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000386

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): North Mountain Group, LLC

Original Beneficiary(ies): CATO 25-1 LLC

Current Holder of Evidence of Debt: CATO 25-1 LLC

Date of Deed of Trust: August 01, 2025

County of Recording: Denver

Recording Date of Deed of Trust: August 01, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025074723

Original Principal Amount: \$3,455,000.00

Outstanding Principal Balance: \$3,455,000.00

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 timely payments required under said Deed of Trust and the Evidence of Debt secured thereby including , but not limited to, paying the balance on the maturity date and failing to pay real property taxes

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

**A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 3, BAILEY'S ADDITION TO CITY AND COUNTY OF DENVER; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, AND ALONG SAID SOUTH LINE PRODUCED WESTERLY, A DISTANCE OF 606.61 FEET TO A POINT; THENCE DUE NORTH (ASSUMING FOR THE PURPOSE OF THIS DESCRIPTION, THAT SAID SOUTH LINE OF SAID BLOCK 3 HAS A BEARING OF DUE EAST AND WEST), A DISTANCE OF 410.3 FEET TO THE POINT OF BEGINNING OF THE TRACT OR PARCEL OF LAND BEING HEREIN DESCRIBED;
THENCE CONTINUING DUE NORTH ON THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET TO A POINT; THENCE DUE WEST AND PARALLEL WITH SAID SOUTH LINE OF SAID BLOCK 3 PRODUCED WEST, A DISTANCE OF 166 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 250 FEET TO A POINT; THENCE DUE EAST AND PARALLEL TO SAID SOUTH LINE OF SAID BLOCK 3 PRODUCED WEST, A DISTANCE OF 166 FEET TO THE POINT OF BEGINNING,
EXCEPT PARCEL CONVEYED TO SAM BECK, IRA M. BECK AND EDWARD S. GOLDMAN BY DEED RECORDED IN BOOK 8403 AT PAGE 372 AND RE-RECORDED IN BOOK 8409 AT PAGE 362 DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 3 OF BAILEY'S ADDITION TO SAID CITY AND COUNTY OF DENVER; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3 AND ALONG SAID SOUTH LINE PRODUCED WESTERLY, A DISTANCE OF 606.61 FEET TO A POINT; THENCE DUE NORTH, (ASSUMING FOR PURPOSES OF THIS DESCRIPTION THAT SAID SOUTH LINE OF BLOCK 3 HAS A BEARING DUE EAST AND WEST), A DISTANCE OF 660.3 FEET, BEING THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH ON SAID LAST DESCRIBED COURSE, A DISTANCE OF 16 FEET; THENCE AT RIGHT ANGLES WEST, A DISTANCE OF 13 2/3RD FEET; THENCE AT RIGHT ANGLES NORTH, A DISTANCE OF 16 FEET; THENCE AT RIGHT ANGLES EAST, A DISTANCE OF 13 2/3RD FEET TO THE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

Purported common address: 380-400 Quivas St, Denver, CO 80223.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HOLLY R SHILLIDAY #24423

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

Attorney File # CO-26-1057412-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. 2026-000388**

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

On July 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JPR-R Investments LLC, A Colorado Limited Liability Company

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

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

Date of Deed of Trust: August 25, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 03, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025087123

Original Principal Amount: \$204,000.00

Outstanding Principal Balance: \$204,000.00

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 the debt in full as the loan has matured as required under the Evidence of Debt and Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

The East 26.75 feet of the West 72.25 feet of the following described Parcel,, That part of the Southwest 1,4 of the Southwest 1,4 of Section 6, Township 4 South, Range 68 West of the 6th P.M., described as follows,, Beginning at the Northeast corner of said Southwest 1,4 of the Southwest 1,4 and the West line of Wolff Street, thence West along the North line of the Southwest 1,4 of the Southwest 1,4, 195 feet, thence South at Right Angles to the North line of the Southwest 1,4 of the Southwest 1,4, 177 feet to the present center line of McIntyre Creek, thence Northeasterly along said center line, 72 feet, thence North, 21.82 feet, thence Northeasterly and parallel to said Creek a distance of 70.90 feet, thence North, 98.08 feet. thence West, 131 feet to the Point of Beginning, except the North 30 feet of said property, City and County of Denver, State of Colorado.

Purported common address: 4806 W 8th Ave, 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, 10/29/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/4/2026

Last Publication: 10/2/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/10/2026

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

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

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

Attorney File # 62694

The 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. 2026-000412**

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

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

Original Grantor(s): James Atkins Overton IV

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

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

Date of Deed of Trust: July 08, 2024

County of Recording: Denver

Recording Date of Deed of Trust: July 15, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024064721

Original Principal Amount: \$329,670.00

Outstanding Principal Balance: \$321,637.89

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

The following real property in the City and County of Denver and State of Colorado, to wit: That portion of Lots 39 and 40, Block 29, PT Barnums Subdivision to Denver, City and County of Denver, State of Colorado, more particularly described as follows: Beginning at the Northeast corner of said Lot 40; thence South 00 degrees 00 minutes 00 seconds East, along the East line of Lots 39 and 40, 27.90 feet; thence North 89 degrees 55 minutes 03 seconds West, 97.54 feet; thence South 00 degrees 00 minutes 25 seconds East, 15.40 feet; thence North 89 degrees 55 minutes 03 seconds West, 27.53 feet to the West line of said Lot 39; thence North 00 degrees 00 minutes 25 seconds West, 43.30 feet to the Northwest corner of said Lot 40; thence South 89 degrees 55 minutes 03 seconds East, 125.07 feet to the point of beginning.

Purported common address: 101 S Grove 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, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # CO27371

The 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. 2026-000371**

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. 2026-000391**

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): 3280 Leyden Street, LLC, a Colorado Limited Liability Company

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

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

Date of Deed of Trust: October 10, 2025

County of Recording: Denver

Recording Date of Deed of Trust: October 21, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025104290

Original Principal Amount: \$391,000.00

Outstanding Principal Balance: \$391,000.00

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 mortgage payments as required under the Evidence of Debt and Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 3 AND 4, BLOCK 26, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3280 Leyden St, Denver, CO 80207.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # 63496

The 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. 2026-000424**

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

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

Original Grantor(s): 3 Key Equity LLC, A Colorado Limited Liability Company

Original Beneficiary(ies): CV3 Financial Services, LLC, a Delaware limited liability company

Current Holder of Evidence of Debt: Morgan Stanley Residential Mortgage Loan Trust 2025-DSC1

Date of Deed of Trust: December 16, 2024

County of Recording: Denver

Recording Date of Deed of Trust: December 19, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024117004

Original Principal Amount: \$216,000.00

Outstanding Principal Balance: \$213,662.31

Pursuant 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 105, LAKE PARK CONDOMINIUMS, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE MAP RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132990 AND SUPPLEMENTAL MAP RECORDED OCTOBER 18, 2000 AT RECEPTION NO. 2000152746, AND THE DECLARATION RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132989 IN THE CLERK AND RECORDERS OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 105, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3047 W 47th Ave Unit 105, 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, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122

Attorney File # CO-26-1057766-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. 2026-000420**

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

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

Original Grantor(s): Robert Chartier

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: COLORADO HOUSING AND FINANCE AUTHORITY

Date of Deed of Trust: February 18, 2022

County of Recording: Denver

Recording Date of Deed of Trust: February 22, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022024749

Original Principal Amount: \$208,550.00

Outstanding Principal Balance: \$192,934.14

Pursuant 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 631, THE BOWLING GREEN, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN THE CONDOMINIUM PLAT BOOK 3 AT PAGE 3, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR BOWLING GREEN, RECORDED IN BOOK 726 AT PAGE 445, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 6800 E Tennessee Ave. #631, Denver, CO 80224.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the 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: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 26-038174

The 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. 2026-000401**

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

On July 27, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): A.D.V.A.L. MARKETING INC

Original Beneficiary(ies): AZBEN LIMITED, LLC

Current Holder of Evidence of Debt: AZBEN LIMITED, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

Date of Deed of Trust: December 29, 2025

County of Recording: Denver

Recording Date of Deed of Trust: December 31, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025131438

Original Principal Amount: \$1,350,000.00

Outstanding Principal Balance: \$1,350,000.00

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 the remaining balance on the loan upon loan maturity 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 5, BLOCK 10, PINEHURST ESTATES COUNTRY CLUB ADDITION, CITY AND COUNTRY OF DENVER, STATE OF COLORADO.

Purported common address: 5365 W PRINCETON DR, 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 : PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED ON July 16, 2026 AT RECEPTION NO. 2026086936

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/27/2026

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

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

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

Attorney File # 00000010866598

The 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. 2026-000392**

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

On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): JPR-R Investments, LLC, a Colorado Limited Liability Company

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

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

Date of Deed of Trust: May 15, 2025

County of Recording: Denver

Recording Date of Deed of Trust: May 19, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025046286

Original Principal Amount: \$337,000.00

Outstanding Principal Balance: \$337,000.00

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 the debt in full as the loan has matured as required under the Evidence of Debt and Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Parcel A,,The Northwesterly 25.0 feet of the Southeasterly 100.0 feet of Lots 17 and 18, Block 36, Case and Ebert,s Addition to the

City of Denver, City and County of Denver, State of Colorado,,Parcel B,,An easement in common with all of the Owners of Lots 17 and 18, Block 36, Case and Ebert,s Addition to the City of Denver, for Ingress and Egress to Lawrence Street and to the Public Alley in said Block 36, over and across the Northeasterly 4.0 feet of Lot 18, City and County of Denver, State of Colorado.

Purported common address: 1213 32nd St, 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, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 9/11/2026

Last Publication: 10/9/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/17/2026

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

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

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

Attorney File # 60364

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