

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. 2026-000380

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. 2026-000383

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. 2026-000381

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.

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

**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. 2026-000348**

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

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

Original Grantor(s): Victor L. Sayyah

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

Current Holder of Evidence of Debt: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION

Date of Deed of Trust: December 21, 2021

County of Recording: Denver

Recording Date of Deed of Trust: January 21, 2022

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

Original Principal Amount: \$937,500.00

Outstanding Principal Balance: \$414,415.46

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to pay property charges, including, but not limited to, real property taxes and Borrower's failure to perform obligations under the Deed of Trust including, but not limited to, the failure to maintain hazard insurance and/or to pay hazard insurance premiums and provide evidence of payment.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 8 BLOCK 1 BEAR VALLEY HEIGHTS CITY AND COUNTY OF DENVER STATE OF COLORADO.

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

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : Affidavit of Scrivener's Error Recorded on May 27, 2026 At Reception NO. 2026067251 TO CORRECT NAME OF TRUSTEE

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/12/2026

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

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

N APRIL WINECKI #34861

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

Attorney File # 26-037688

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

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2026-000369

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

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

Original Grantor(s): Tomas Padilla, Patrick Roby

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

Current Holder of Evidence of Debt: The Huntington National Bank

Date of Deed of Trust: May 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 17, 2022

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

Original Principal Amount: \$440,000.00

Outstanding Principal Balance: \$435,872.10

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 21, BLOCK 13, BURNS BRENTWOOD SUBDIVISION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2350 S Irving St, Denver, CO 80219.

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

NOTICE OF SALE

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

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

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

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

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

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

Attorney File # CO-25-1031038-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000370

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

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

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

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

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

Date of Deed of Trust: August 26, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 28, 2024

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

Original Principal Amount: \$490,943.00

Outstanding Principal Balance: \$483,191.61

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 8, BLOCK 4, MONTBELLO NO. 38, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

NOTICE OF SALE

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

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

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

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

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

Attorney File # CO27144

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000340**

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

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

Original Grantor(s): Incline Homes Inc.

Original Beneficiary(ies): Merchants Mortgage & Trust Corporation

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

Date of Deed of Trust: February 28, 2025

County of Recording: Denver

Recording Date of Deed of Trust: March 04, 2025

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

Original Principal Amount: \$462,330.00

Outstanding Principal Balance: \$413,440.00

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/15/2026

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

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

JAMES P ECKELS #40858

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

Attorney File # 1015.009

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

**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. 2026-000384

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): Brian Schmitz

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

Current Holder of Evidence of Debt: MidFirst Bank

Date of Deed of Trust: March 19, 2020

County of Recording: Denver

Recording Date of Deed of Trust: March 26, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020043482

Original Principal Amount: \$367,913.00

Outstanding Principal Balance: \$313,605.43

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 26 AND 27, BLOCK 122, SUBDIVISION OF BLOCKS A, B, C, D, E, F, G, H, J, K, L AND 105 AS MARKED ON PLAT P T BARNUM'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 323 Newton Street, Denver, CO 80219-1344.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law 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-25-1032290-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.realforeclose.com/>. The bidding rules for the sale will be 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. 2026-000330**

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

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

Original Grantor(s): Eileen M. Rodgers

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

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

Date of Deed of Trust: September 16, 2022

County of Recording: Denver

Recording Date of Deed of Trust: September 23, 2022

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

Original Principal Amount: \$1,081,500.00

Outstanding Principal Balance: \$456,416.88

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to pay property charges, including, but not limited to, real property taxes and Borrower's failure to perform obligations under the Deed of Trust including, but not limited to, the failure to maintain hazard insurance and/or to pay hazard insurance premiums and provide evidence of payment.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT SIX (6), THE SOUTH 20 FEET OF LOT FIVE (5) AND THE NORTH 10 FEET OF LOT SEVEN (7), BLOCK SIX (6), PORTER AND RAYMOND'S MONTCLAIR, AN ADDITION TO THE TOWN OF MONTCLAIR, ACCORDING TO THE RECORDED PLAT THEREOF., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 26-037687

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

NOTICE OF SALE

The following vehicle(s) were towed, abandoned and will be placed for sale. Notice to obtain title.

YEAR/MAKE/MODEL/TYPE VIN
2008 Mazda Mazdaspeed 3 149623

The above vehicle(s) were towed by Fastlane Towing, Ltd. Puc T-05818, 1330 Valley Street., Colorado Springs CO, 80915 (O.) 719-466-0699 fastlanetowingltd@gmail.com

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2026PR030631

In the Matter of the Estate of

BEVERLY SUNSHINE aka BEVERLY R.

SUNSHINE aka BEVERLY RUTH SUNSHINE, 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 4, 2027, or the claims may be forever barred.

LEBA DAWN SUNSHINE
Personal Representative
c/o MICHAEL M. KATZ, Esq., Reg. No. 5127
c/o SETH M. KATZ, Esq. No. 34888
KATZ, LOOK & ONORATO, P.C.
1120 Lincoln St., Ste. 110
Denver, CO 80203

MICHAEL M. KATZ, Esq., Reg. No. 5127
SETH M. KATZ, Esq. No. 34888
Attorneys for the Personal Representative
KATZ, LOOK & ONORATO, P.C.
1120 Lincoln St., Ste. 110
Denver, CO 80203
First Publication: September 4, 2026
Second Publication: September 11, 2026
Third Publication: September 18, 2026
Published: Intermountain Jewish News

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

**Denver Probate Court
Case No. 2026PR030631
In the Matter of the Estate of
BEVERLY SUNSHINE aka BEVERLY R.
SUNSHINE aka BEVERLY RUTH SUNSHINE, 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 June 4, 2026, or the claims may be forever barred.

LEBA DAWN SUNSHINE
Personal Representative
c/o MICHAEL M. KATZ, Esq., Reg. No. 5127
c/o SETH M. KATZ, Esq. No. 34888
KATZ, LOOK & ONORATO, P.C.
1120 Lincoln St., Ste. 110
Denver, CO 80203

MICHAEL M. KATZ, Esq., Reg. No. 5127
SETH M. KATZ, Esq. No. 34888
Attorneys for the Personal Representative
KATZ, LOOK & ONORATO, P.C.
1120 Lincoln St., Ste. 110
Denver, CO 80203
First Publication: September 4, 2026
Second Publication: September 11, 2026
Third Publication: September 18, 2026
Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000361**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Peter Roberto

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

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

Date of Deed of Trust: April 24, 2020

County of Recording: Denver

Recording Date of Deed of Trust: May 13, 2020

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

Original Principal Amount: \$249,500.00

Outstanding Principal Balance: \$223,720.03

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 2626 S King St, Denver, CO 80219.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

HEATHER DEERE #28597

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

Attorney File # CO27143

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

NOTICE OF SALE

the following individuals are hereby notified that their vehicle is to be sold at **J'S towing limited**.

Abandoned vehicle sale address: 4300 Hudson Rd. Watkins, Co 80137. Phone # 720-435-8467.

YEAR/MAKE/MODEL/TYPE/COLOR VIN

1983 Chevrolet Caprice Maroon 104013

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

NOTICE OF SALE

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

NO Warranty's given or implied:

YEAR/MAKE/MODEL VIN

2007 Isuzu NPR 006054

2001 BMW 325i U96611

2011 Ford Edge B47999

2013 Kia Soul 568264

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000355**

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Patricia L. Ellis

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

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

Date of Deed of Trust: March 28, 2018

County of Recording: Denver

Recording Date of Deed of Trust: April 03, 2018

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

Original Principal Amount: \$55,000.00

Outstanding Principal Balance: \$41,056.57

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

PARCEL I:

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

PARCEL II:

ALL OF THAT SPACE OF AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 1-B (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 287), IN SAID BUILDING NO. 25, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN, THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, ON THE 17TH DAY OF OCTOBER, 1963 IN CONDOMINIUM PLAT BOOK 1 AT PAGE 2.

PARCEL III:

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

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

GARDENS EAST, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE. (2) THE EXCLUSIVE

RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA

ABOVE DESCRIBED AND CONTIGUOUS THERETO.

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

(4) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN COMMON WITH OTHER OWNERS OF SPACES OR AREAS IN APARTMENT BUILDINGS CONSTRUCTED OR TO BE CONSTRUCTED UPON SAID BLOCK, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO. COMMONLY KNOWN AS: 755 S CLINTON ST APT 1 B, DENVER, CO 80247-1518

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

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

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

STEVEN BELLANTI #48306

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

Attorney File # CO-26-1053577-JH

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

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 #
2012 FORD FUSION RED	269634
2006 LAND ROVER BEIGE	202279

2007 PONTIAC G.P. BLACK 196488

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

NOTICE OF SALE

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

NO Warranty's given or implied:

YEAR/MAKE/MODEL	VIN
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2007 Honda Accord	182666
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Date of Publication: September 4, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION CRS §38-38-103 FORECLOSURE SALE NO. 2026-000326

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

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

Original Grantor(s): Maria Guillermina Hernandez Alvarado

Original Beneficiary(ies): Uriah Schnabel

Current Holder of Evidence of Debt: Uriah Schnabel

Date of Deed of Trust: August 27, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 04, 2025

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

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$50,000.00

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 3313 Jasmine Street, Denver, CO 80207.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

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

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/08/2026

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

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

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

Attorney File # 27994.0003

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000356**

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Nancy Lawrence

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

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

Date of Deed of Trust: March 07, 2019

County of Recording: Denver

Recording Date of Deed of Trust: March 11, 2019

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

Original Principal Amount: \$435,712.50

Outstanding Principal Balance: \$163,366.35

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

SUB-PARCEL 5095:

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

FOLLOWS:

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

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

Purported common address: 16240 E Warner Place, Denver, CO 80239.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES

ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 06/18/2026

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

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

N APRIL WINECKI #34861

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

Attorney File # 26-037840

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000334**

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

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

Original Grantor(s): Anthony Pattermann

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

Current Holder of Evidence of Debt: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company

Date of Deed of Trust: January 06, 2021

County of Recording: Denver

Recording Date of Deed of Trust: January 11, 2021

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

Original Principal Amount: \$181,071.00

Outstanding Principal Balance: \$161,364.19

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Condominium Unit A7, Montgomery Court Condominiums, according to the Condominium Map recorded June 24, 1998 at Reception No. 9800097518 in the records of the office of the clerk and recorder of the County of Denver, Colorado and as defined and described in the declaration of Covenants, Conditions and Restrictions of Montgomery Court Condominiums recorded June 24, 1998 at Reception No. 9800097519 in said records, City and County of Denver, State of Colorado.

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # CO26663

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000329**

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

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

Original Grantor(s): Chris Lee

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

Current Holder of Evidence of Debt: NewRez LLC

Date of Deed of Trust: August 09, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 12, 2024

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

Original Principal Amount: \$384,740.00

Outstanding Principal Balance: \$379,928.17

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # CO-26-1054020-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000365

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Cecilia M Serna

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

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

Date of Deed of Trust: December 22, 2016

County of Recording: Denver

Recording Date of Deed of Trust: December 28, 2016

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

Original Principal Amount: \$283,500.00

Outstanding Principal Balance: \$233,152.19

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 5429 Perth Street, Denver, CO 80249.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

ILENE DELL'ACQUA #31755

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

Attorney File # CO-26-1055546-JH

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

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000322

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

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

Original Grantor(s): Nancy L Jones

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

Current Holder of Evidence of Debt: Nationstar Mortgage LLC

Date of Deed of Trust: January 31, 2023

County of Recording: Denver

Recording Date of Deed of Trust: February 01, 2023

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

Original Principal Amount: \$215,000.00

Outstanding Principal Balance: \$203,072.15

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 Attorney File # 25CO00748-1

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

Denver County, Colorado

Court Address: 1437 Bannock St., Rm. 230,

Denver, CO 80202.

In the Interest of:

In the Matter of the Estate of:

Robert Scullion, Deceased

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

Case Number: 2026PR30638

Division: 3 Courtroom

To: Any heirs of Robert Scullion

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

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

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

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

The hearing will take approximately 30 minutes.

Elizabeth Rosenblum

Person Giving Notice

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

Attorney or Party Without Attorney (Name and Address):

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

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

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

5350 S Roslyn St., Ste 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

Email: dhoffman@hn-colaw.com;

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

First Publication: August 21, 2026

Second Publication: August 28, 2026

Third Publication: September 4, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000364**

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Pedro A Moreno Sanchez

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

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

Date of Deed of Trust: September 25, 2020

County of Recording: Denver

Recording Date of Deed of Trust: September 25, 2020

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

Original Principal Amount: \$392,755.00

Outstanding Principal Balance: \$349,235.66

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 34, BLOCK 2, GATEWAY VILLAGE FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 4693 Durham Court, Denver, CO 80239.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

LAMA M. BADDAH #62210

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

Attorney File # 26-037764

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000354

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): GERALD AMBROSINE

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

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

Date of Deed of Trust: April 12, 2023

County of Recording Denver

Recording Date of Deed of Trust: April 20, 2023

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

Original Principal Amount: \$428,400.00

Outstanding Principal Balance: \$427,487.05

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 15698 E 51ST DR, Denver, CO 80239.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

LAMA M. BADDAAH #62210

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

Attorney File # 25-036128

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000346**

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

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

Original Grantor(s): Steven Griffin

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

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

Date of Deed of Trust: October 20, 2011

County of Recording: Denver

Recording Date of Deed of Trust: October 24, 2011

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

Original Principal Amount: \$193,955.00

Outstanding Principal Balance: \$132,212.63

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 3844 Ireland Street, Denver, CO 80249.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/12/2026

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

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

STEVEN BELLANTI #48306

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

Attorney File # CO-26-1053687-JH

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000344**

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

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

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

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

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

Date of Deed of Trust: December 11, 2020

County of Recording: Denver

Recording Date of Deed of Trust: December 16, 2020

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

Original Principal Amount: \$370,500.00

Outstanding Principal Balance: \$340,398.18

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 4356 Nepal St, Denver, CO 80249.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/12/2026

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

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

STEVEN BELLANTI #48306

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

Attorney File # CO-26-1055171-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000342

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

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

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

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

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

Date of Deed of Trust: June 05, 2024

County of Recording: Denver

Recording Date of Deed of Trust: June 06, 2024

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

Original Principal Amount: \$470,324.00

Outstanding Principal Balance: \$373,102.11

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 14742 Randolph Place, Denver, CO 80239.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/12/2026

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

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

LAMA M. BADDAAH #62210

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

Attorney File # 26-037778

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000325**

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

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

Original Grantor(s): Maria Guillermina Hernandez Alvarado

Original Beneficiary(ies): Uriah Schnabel

Current Holder of Evidence of Debt: Uriah Schnabel

Date of Deed of Trust: August 27, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 04, 2025

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

Original Principal Amount: \$50,000.00

Outstanding Principal Balance: \$50,000.00

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 3311 Jasmine Street, Denver, CO 80207.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 27994.0002

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

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

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

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

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

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

Current Holder of Evidence of Debt: PHH ASSET SERVICES LLC

Date of Deed of Trust: July 01, 2021

County of Recording: Denver

Recording Date of Deed of Trust: July 20, 2021

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

Original Principal Amount: \$227,200.00

Outstanding Principal Balance: \$204,107.27

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

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

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

Attorney File # 26-038026

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000376**

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

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

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

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

Current Holder of Evidence of Debt: KeyBank, NA

Date of Deed of Trust: April 05, 2022

County of Recording: Denver

Recording Date of Deed of Trust: April 12, 2022

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

Original Principal Amount: \$890,000.00

Outstanding Principal Balance: \$786,368.88

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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.

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

District Court, Adams County

Case No. 2026PR263

Division T, Courtroom 306

In the Matter of the Estate of

GRACE SAVAGE a/k/a GRACE M. SAVAGE a/k/a GRACE MARLENE SAVAGE, Deceased.

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

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

Public Administrator, 17th Judicial District

Personal Representative

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 5938295

E-mail: christopher@turnerlawllc.net;

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C03072, Division: Civil

Courtroom: 170

Public Notice is given on 8/21/26 that a Petition for a Change of Name of an Adult has been filed with the **Denver** Court.

The Petition requests that the name of

CHARMAINE SHERRY AGUIRRE be changed to CHARMAINE SHERRY FOLKS.

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

**NOTICE OF SALE BY
MAXX AUTO RECOVERY**

7070 Smith Rd.

Denver, CO80207

303-295-6353

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

YEAR/MAKE/MODEL	VIN #
2002 SACHZ MOZKITO	000455
2004 MERCEDES-BENZ ML350	510106
2001 INFINITI QX4	100587
2011 MINI COOPER	M11112
2004 CHRYSLER PACIFICA	291206
1996 FORD EXPLORER	B06506
2004 DODGE NEON	630723

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

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

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

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

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

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

Current Holder of Evidence of Debt: NewRez LLC

Date of Deed of Trust: April 24, 2015

County of Recording: Denver

Recording Date of Deed of Trust: April 30, 2015

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

Original Principal Amount: \$240,000.00

Outstanding Principal Balance: \$182,659.54

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 20621 Lackland Place, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/22/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by

law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be 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. 2026-000359

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Dale Patrick Dungan

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: April 02, 2015

County of Recording: Denver

Recording Date of Deed of Trust: April 09, 2015

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

Original Principal Amount: \$570,000.00

Outstanding Principal Balance: \$204,797.36

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to pay property charges, including, but not limited to, real property taxes and Borrower's failure to perform obligations under the Deed of Trust including, but not limited to, the failure to maintain hazard insurance and/or pay hazard insurance premiums and provide evidence of payment.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 2601 Oneida Street, Denver, CO 80207.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

LAMA M. BADDAAH #62210

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

Attorney File # 26-037802

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

NOTICE OF SALE

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

NO Warranty's given or implied:

YEAR/MAKE/MODEL	VIN
2007 Honda Accord	182666

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

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

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Ricardo Rocha

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

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

Date of Deed of Trust: July 09, 2021

County of Recording: Denver

Recording Date of Deed of Trust: July 13, 2021

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

Original Principal Amount: \$418,594.00

Outstanding Principal Balance: \$380,228.69

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

A PARCEL OF LAND BEING THE NORTH HALF OF LOT 26 AND A PORTION OF LOT 27, BLOCK 1, KOUNTZE ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF LOT 26; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 26 AND 27, 15.2 FEET; THENCE WESTERLY ON A DEFLECTION ANGLE LEFT OF 89 DEGREES 41 MINUTES, A PORTION OF THIS COURSE BEING ALONG THE CENTERLINE OF THE COMMON WALL, OF A RESIDENTIAL DUPLEX BUILDING STRUCTURE EXISTING THIS 10TH DAY OF FEBRUARY, 1999, A DISTANCE OF 123.3 FEET TO A POINT ON THE WEST LINE OF SAID LOT 27; THENCE SOUTHERLY ALONG THE WEST LINE, 15.7 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF, 123.3 FEET TO THE POINT OF BEGINNING.

Purported common address: 2343 N Downing Street, Denver, CO 80205.

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

N APRIL WINECKI #34861

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

Attorney File # 26-037762

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

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Case No. 26C00941, Courtroom: 170

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

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

First Publication: August 21, 2026

Second Publication: August 28, 2026

Third Publication: September 4, 2026

Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000331

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

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

Original Grantor(s): ALEXIS SALGUERO

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

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

Date of Deed of Trust: November 02, 2022

County of Recording: Denver

Recording Date of Deed of Trust: November 04, 2022

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

Original Principal Amount: \$205,800.00

Outstanding Principal Balance: \$201,210.17

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT NO. 1218, BUILDING NO. 12, THE TRAILS AT PARKFIELD LAKE, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE TRAILS AT PARKFIELD LAKE, RECORDED ON AUGUST 12, 2002 AT RECEPTION NO. 2002139960, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, AND ACCORDING TO THE CONDOMINIUM MAP OF THE TRAILS AT PARKFIELD LAKE, RECORDED ON JULY 28, 2005, AT RECEPTION NO.

2005126015 IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 1218, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5255 MEMPHIS ST UNIT 1218, DENVER, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 00000010796860

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000385

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. 2026-000333

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

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

Original Grantor(s): TIMOTHY LYLE CULBERSON

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

Current Holder of Evidence of Debt: PENTAGON FEDERAL CREDIT UNION

Date of Deed of Trust: February 07, 2022

County of Recording: Denver

Recording Date of Deed of Trust: February 08, 2022

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

Original Principal Amount: \$1,557,600.00

Outstanding Principal Balance: \$1,437,594.21

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS FIFTEEN (15) AND SIXTEEN (16), RESUBDIVISION OF BLOCK FOUR, COTTAGE HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 00000010820124

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000328

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

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

Original Grantor(s): Pamela C Flye-Taylor

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

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

Date of Deed of Trust: April 30, 2020

County of Recording: Denver

Recording Date of Deed of Trust: May 07, 2020

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

Original Principal Amount: \$194,381.00

Outstanding Principal Balance: \$167,817.46

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

APN #: 00223-18-022-000

Purported common address: 4108 Andes Way, Denver, CO 80249.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 26-037676

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

**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.

**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 #
2016 KIA FORTE	623869
2010 HYUNDAI SONATA	624112
2002 HONDA ACCORD	152085
2011 FORD FIESTA	129767
2015 MERCEDES-BENZ C300	084193
2002 NISSAN PATHFINDER	734770
1996 CHEVROLET SUBURBAN	418862
2024 TOYOTA 4RUNNER	258540
2013 HYUNDAI SONATA	773409
2008 HONDA ACCORD	080094
1998 TOYOTA AVALON	254689
2013 HYUNDAI ELANTRA	381186
2001 HONDA CIVIC	546675
2005 FORD CROWN VICTORIA	105359
2005 HONDA PILOT	014050
2001 FORD EXPLORER	C00492
2013 CHEVROLET SONIC	155442
2009 TOYOTA COROLLA	016491
2004 LINCOLN AVIATOR	J30567
2014 KIA SORENTO	531549
2012 KIA FORTE	594253
1980 COLEMAN LARAMIL	865725
2006 AUDI A4	279662
2005 BMW 545i	N65245
2012 HONDA ODYSSEY	043829
1998 JEEP GRAND CHEROKEE	138030
2011 SUBARU FORESTER	762628
2004 JEEP LIBERTY	119582
2010 TOYOTA PRIUS	304312
2004 HONDA ACCORD	071767
2009 LINCOLN MKX	J00621
2014 JEEP GRAND CHEROKEE	182582
2005 HYUNDAI ELANTRA	000494
2016 PORSCHE CAYENNE	A92611
2007 CHEVROLET EQUINOX	079840
1990 MERCEDES-BENZ 560	544031
2010 YAMAHA XV1900CT	000119
2008 FORD EDGE	B33684
2012 FORD FUSION	329558
2017 CHEVROLET SONIC	145355
2024 HYUNDAI TUCSON	330574
2005 NISSAN PATHFINDER	750167
2013 FORD FUSION	156409
2014 JEEP PATRIOT	888152

Date of Publication: September 4, 2026

Published: Intermountain Jewish News

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. 2026-000358

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Krystina M. Wesson and David J Wesson

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

Current Holder of Evidence of Debt: SWBC Mortgage Corporation

Date of Deed of Trust: November 12, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 18, 2021

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

Original Principal Amount: \$293,300.00

Outstanding Principal Balance: \$284,004.25

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

STEVEN BELLANTI #48306

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

Attorney File # CO-26-1055782-JH

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000373

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

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

Original Grantor(s): Vince Michael Pano Valdez

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

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

Date of Deed of Trust: September 11, 2018

County of Recording: Denver

Recording Date of Deed of Trust: September 13, 2018

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

Original Principal Amount: \$264,987.00

Outstanding Principal Balance: \$232,531.93

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 7, BLOCK 4, GREEN VALLEY RANCH FILING NO. 47, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN#: 00141-24-007-000

Purported common address: 21456 East 55th Place, Denver, CO 80249.

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

NOTICE OF SALE

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

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

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

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

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

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

Attorney File # 26-037753

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000368

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

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

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

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

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

Date of Deed of Trust: October 03, 2023

County of Recording: Denver

Recording Date of Deed of Trust: October 04, 2023

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

Original Principal Amount: \$466,396.00

Outstanding Principal Balance: \$454,679.53

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

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

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

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

Attorney File # 26-037861

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000372

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

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

Original Grantor(s): Joleen Lynette Martinez

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

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

Date of Deed of Trust: June 02, 2025

County of Recording: Denver

Recording Date of Deed of Trust: June 27, 2025

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

Original Principal Amount: \$191,090.00

Outstanding Principal Balance: \$190,593.64

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT 209, LAKE PARK CONDOMINIUMS, A CONDOMINIUM COMMUNITY IN ACCORDANCE WITH THE MAP RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132990 AND THE DECLARATION RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132989, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 209, BALCONY SPACE 209, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 3047 W 47th Ave #209, Denver, CO 80211.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/15/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/21/2026

Last Publication: 9/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/26/2026

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

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

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

Attorney File # CO-26-1056793-JH

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000321**

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

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

Original Grantor(s): Lindsay M. Cunningham

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

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

Date of Deed of Trust: July 17, 2017

County of Recording: Denver

Recording Date of Deed of Trust: July 21, 2017

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

Original Principal Amount: \$177,700.00

Outstanding Principal Balance: \$151,822.09

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

PARCEL 3540 A parcel of land located in Lots 4 and 5, Block 70, Viaduct Addition to Denver, City and County of Denver. State of Colorado being more particularly described as follows. BEGINNING at the Northwest corner of said Lot 5; THENCE N89°59'53"E along the northerly line of said Lot 5, a distance of 63.00 feet THENCE N88°10'45"E, a distance of 33.48 feet; THENCE S88°33'49"E, a distance of 28.50 feet; THENCE S00°00'13"W along the easterly line of said Lots 4 and 5, a distance of 25.35 feet; THENCE S89°59'52"W along the southerly line of said Lot 5, a distance of 124.96 feet; THENCE N00°01'16"E along the westerly line of said Lot 5, a distance of 25.00 feet to the POINT OF BEGINNING.

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # CO25257

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000337

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

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

Original Grantor(s): Kathleen Ward

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, it's successors and assigns

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: July 26, 2021

County of Recording: Denver

Recording Date of Deed of Trust: August 04, 2021

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

Original Principal Amount: \$144,440.00

Outstanding Principal Balance: \$133,541.01

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 6495 E Happy Canyon Rd Unit 2, Denver, CO 80237.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 26CO00159-1

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000324

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

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

Original Grantor(s): Anna-Maria Rosacci

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

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

Date of Deed of Trust: June 03, 2021

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2021

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

Original Principal Amount: \$407,000.00

Outstanding Principal Balance: \$376,575.41

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 26-037678

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000327

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

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

Original Grantor(s): Alberto Espinoza AND Greselda De La Rosa

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

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

Date of Deed of Trust: June 26, 2020

County of Recording: Denver

Recording Date of Deed of Trust: July 07, 2020

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

Original Principal Amount: \$270,019.00

Outstanding Principal Balance: \$238,239.50

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

APN #: 05181-38-005-000

Purported common address: 556 S Patton Ct, Denver, CO 80219.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

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

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 22-026601

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000332**

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

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

Original Grantor(s): Abel Ocampo Guadarrama

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

Current Holder of Evidence of Debt: US Bank Trust National Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2025-NQM6

Date of Deed of Trust: June 20, 2025

County of Recording: Denver

Recording Date of Deed of Trust: June 26, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025062505

Original Principal Amount: \$486,000.00

Outstanding Principal Balance: \$484,910.28

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 70 AND 71, TOGETHER WITH THE SOUTH ONE-HALF OF THE VACATED ALLEY ADJOINING SAID LOTS, WALKERS RESUBDIVISION OF BLOCKS 8 AND 9, CHAMBERLIN'S UNIVERSITY TERRACE EAST, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 5355 E Asbury Ave, Denver, CO 80222-4810.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # CO27012

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000336**

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

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

Original Grantor(s): Jose Vargas

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

Current Holder of Evidence of Debt: Computershare Trust Company, NA, not in its individual capacity, but solely as Legal Title Trustee of ALIC Investment Trust

Date of Deed of Trust: April 11, 2024

County of Recording: Denver

Recording Date of Deed of Trust: April 12, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024033333

Original Principal Amount: \$499,920.00

Outstanding Principal Balance: \$494,504.03

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 9 AND 10, BLOCK 39, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 38 S Meade St, Denver, CO 80219.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # CO-26-1049391-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000335

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

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

Original Grantor(s): Edward Lamont Cole Price

Original Beneficiary(ies): BELLCO CREDIT UNION

Current Holder of Evidence of Debt: BELLCO CREDIT UNION

Date of Deed of Trust: October 27, 2023

County of Recording: Denver

Recording Date of Deed of Trust: November 01, 2023

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

Original Principal Amount: \$45,000.00

Outstanding Principal Balance: \$43,075.33

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT 305, TOWNE SQUARE LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED SEPTEMBER 4, 2002, AT RECEPTION NO. 2002152829, IN THE RECORDS OF THE OFFICE OF

THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOWNE SQUARE LOFTS, RECORDED SEPTEMBER 24, 2001, AT RECEPTION NO. 2001161142, IN SAID RECORDS, AS AMENDED, TOGETHER WITH THE RIGHT TO USE PARKING SPACES 52 AND 53, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Purported common address: 15475 Andrews Drive Unit 305, Denver, CO 80239.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 26-037448

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

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

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Esther Inhee Han

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

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

Date of Deed of Trust: August 18, 2022

County of Recording: Denver

Recording Date of Deed of Trust: August 22, 2022

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

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

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

Original Principal Amount: \$355,600.00

Outstanding Principal Balance \$341,682.09

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 1271 Uinta Street, Denver, CO 80220.

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

NOTICE OF SALE

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

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

DAVID R DOUGHTY #40042

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

Attorney File # 26-037748

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000323**

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

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

Original Grantor(s): Colorado Reo Denver LLC****

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

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

Date of Deed of Trust: December 02, 2025

County of Recording: Denver

Recording Date of Deed of Trust: December 11, 2025

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

Original Principal Amount: \$352,000.00

Outstanding Principal Balance: \$352,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to payoff the loan in full as required under the Evidence of Debt and Deed of Trust.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : Name of Borrower corrected Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded in the records of Denver County Colorado on February 11, 2026 at reception number 2026010640 to correct the Original Grantor name.

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 10/01/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 8/7/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/05/2026

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

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

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

Attorney File # 71131

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000345

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

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

Original Grantor(s): Caitlin Armbruster

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

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

Date of Deed of Trust: May 13, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 23, 2022

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

Original Principal Amount: \$260,000.00

Outstanding Principal Balance: \$248,699.09

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

First Publication 8/14/2026

Last Publication 9/11/2026

Name of Publication Intermountain Jewish News

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

DATE: 06/12/2026

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

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

AMANDA FERGUSON #44893

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

Attorney File # CO27174

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000341

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

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

Original Grantor(s): Incline Homes Inc.

Original Beneficiary(ies): Merchants Mortgage & Trust Corporation

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

Date of Deed of Trust: December 20, 2024

County of Recording: Denver

Recording Date of Deed of Trust: January 07, 2025

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

Original Principal Amount: \$597,146.00

Outstanding Principal Balance: \$597,146.00

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : On June 15, 2026, Murr Siler Eckels Delaney, PC, on behalf of Toorak Capital Partners, LLC, recorded an Affidavit of Scrivener's Error at Reception No. 2026077553 to correct a typographical error to the legal description of the real property contained in Exhibit A-1 of the Deed of Trust.

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/16/2026

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

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

JAMES P ECKELS #40858

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

Attorney File # 1015.010

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000350

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

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

Original Grantor(s): John W. Daniels

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

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

Date of Deed of Trust: May 01, 2025

County of Recording: Denver

Recording Date of Deed of Trust: May 06, 2025

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

Original Principal Amount: \$862,500.00

Outstanding Principal Balance: \$315,098.27

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/12/2026

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

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

STEVEN BELLANTI #48306

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

Attorney File # CO-26-1054500-JH

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

District Court, Broomfield County

Case No. 2026PR30077,

Division: A, Courtroom: 2

In the Matter of the Estate of

Steven Michael Katapski, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Broomfield, County, Colorado, on or before December 28, 2026, or the claims may be forever barred.

Ryan Katapski

Personal Representative

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

Greenwood Village, CO 80111

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

JOSEPH ORRINO, Esq. Atty. Reg. #50499

KATHRYN KAYLOR, Esq. Atty. Reg. #63000

Attorney for the Personal Representative

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

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

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

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case No. 2026PR30808, Division: 3

In the Matter of the Estate of

BRIDGET J. HABIGER, Deceased.

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

Theresa McKinney

Personal Representative

c/o Chayet & Danzo, LLC

650 S. Cherry St., #710

Denver, CO 80246

First Publication: August 28, 2026

Second Publication: September 4, 2026

Third Publication: September 11, 2026

Published: Intermountain Jewish News

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

Denver Probate Court

Case Number: 2026PR30176

NOTICE TO CREDITORS

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

AUERBACH, Deceased.

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

JEFFREY H. AUERBACH

Personal Representative
160 S. Glencoe Street
Denver, CO 80246
CHAD OXMAN, Esq. Atty. Reg. #: 36251
Attorney for the Personal Representative
Oxman & Oxman, P.C.
2025 York Street
Denver, CO 80205
Phone No.: (303) 321-3747
FAX No.: (303) 388-6386
E-mail: chad@oxmanandoxman.com
First Publication: August 28, 2026
Second Publication: September 4, 2026
Third Publication: September 11, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000349

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): JAMES JOHN MONTTOYA
Original Beneficiary(ies): CANVAS CREDIT UNION
Current Holder of Evidence of Debt: CANVAS CREDIT UNION
Date of Deed of Trust: June 03, 2022
County of Recording: Denver
Recording Date of Deed of Trust: June 09, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022078627
Original Principal Amount: \$125,000.00
Outstanding Principal Balance: \$124,745.54
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 1125 South Tennyson Street, Denver, CO 80219.

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

NOTICE OF SALE

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

First Publication: 8/14/2026

Last Publication: 9/11/2026

Name of Publication: Intermountain Jewish News

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

DATE: 06/18/2026

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

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

DAVID R DOUGHTY #40042

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

Attorney File # 26-037450

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

NOTICE OF SERVICE OF PROCESS BY
PUBLICATION

STATE OF NORTH CAROLINA CUMBERLAND COUNTY
In the Superior Court

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

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

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

This, the 12TH day of August, 2026

Gregory P. Cowen NC Bar #39608

Attorney for Petitioner

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

13010 Morris Road, Suite 450

Alpharetta, GA 30004

First Publication: 8/21/2026

Last Publication: 9/4/2026

Name of Publication: Intermountain Jewish News

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

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.

DISTRICT COURT, DENVER COUNTY, COLORADO

Court Address: 1437 Bannock Street, Denver, CO 80202

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

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

Case Number: 2026CV032217

SUMMONS BY PUBLICATION

THE PEOPLE OF THE STATE OF COLORADO

TO THE ABOVE-NAMED DEFENDANT: ALECIA PALM

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

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

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

Dated: August 3, 2026.

WLPP Law

By: Wendy E. Weigler, #28419

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

Exhibit A

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

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

Attorneys for Plaintiff:

WLPP Law

Wendy E. Weigler #28419

Address: 350 Indiana Street, Suite 450

Golden, CO 80401

Phone Number: (303) 863-1870

wweigler@wlpplaw.com

First Publication: August 21, 2026

Last Publication: September 18, 2026

Published in: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION

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

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. 2026-000379

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

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

Original Grantor(s): Cindy Gonzales

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

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: January 28, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 28, 2022

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

Original Principal Amount: \$618,450.00

Outstanding Principal Balance: \$589,228.90

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

UNIT 611, LAKEHOUSE ON 17TH, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED ON FEBRUARY 21, 2020 AT RECEPTION NO. 2020025821, AND THE DECLARATION OF CONDOMINIUM FOR LAKEHOUSE ON 17TH, RECORDED ON FEBRUARY 21, 2020 AT RECEPTION NO. 2020025820, BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

Purported common address: 4200 W 17th Ave #611, Denver, CO 80204.

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

NOTICE OF SALE

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

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

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

First Publication: 8/28/2026

Last Publication: 9/25/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/02/2026

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

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

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

Attorney File # CO27234

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

**COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000357**

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

On June 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Aaron Harmon

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

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

Date of Deed of Trust: March 14, 2016

County of Recording: Denver

Recording Date of Deed of Trust: April 12, 2016

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

Original Principal Amount: \$54,530.00

Outstanding Principal Balance: \$16,914.30

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

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

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

NOTICE OF SALE

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

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

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

First Publication 8/14/2026

Last Publication 9/11/2026

Name of Publication Intermountain Jewish News

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

DATE: 06/18/2026

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

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

STEVEN BELLANTI #48306

Intermountain Jewish News

Legal Notices, September 4, 2026

www.ijn.com/legal-notices

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

Attorney File # CO-26-1055170-JH

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