

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

**ADAMS COUNTY JUSTICE CENTER**

**Case No. 2026PR030646**

**In the Matter of the Estate of**

**MARGARET ROSE ROSE, A/K/A MARGARET ROSE, Deceased.**

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

Wayne E. Vaden, Esq. (#21026)

SYDNEY C. MERRELL, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

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First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000426**

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

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

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital REIT, LLC

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

Date of Deed of Trust: September 06, 2023

County of Recording: Denver

Recording Date of Deed of Trust: September 18, 2023

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

Original Principal Amount: \$906,100.00

Outstanding Principal Balance: \$906,100.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 425 South York Street, Denver, CO 80209.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 9241.004

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000457**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital REIT, LLC

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

Date of Deed of Trust: August 24, 2023

County of Recording: Denver

Recording Date of Deed of Trust: August 25, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023082211

Original Principal Amount: \$1,819,000.00

Outstanding Principal Balance: \$1,819,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lot 8 and the North 1/2 of Lot 9, Block 26, BROADWAY HEIGHTS SECOND FILING, City and County of Denver, State of Colorado Purported common address: 630 S. Gilpin 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

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

Attorney File # 9241.005

The 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. 2026-000465**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Bruce A. Gomez

Original Beneficiary(ies): Westerra Credit Union

Current Holder of Evidence of Debt: Westerra Credit Union

Date of Deed of Trust: April 16, 2019

County of Recording: Denver

Recording Date of Deed of Trust: April 24, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019048578

Original Principal Amount: \$136,000.00

Outstanding Principal Balance: \$119,323.71

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOTS 18 AND 19, BLOCK 14, ELMWOOD ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 612 Elati Street, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Neil K. Dunning #10181

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

Attorney File # 3085-210

The 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. 2026-000456**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): 636 S. Gilpin, LLC

Original Beneficiary(ies): Indicate Capital REIT, LLC

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

Date of Deed of Trust: July 16, 2025

County of Recording: Denver

Recording Date of Deed of Trust: July 29, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025072011

Original Principal Amount: \$1,254,000.00

Outstanding Principal Balance: \$1,254,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lot 32, and the North 1/2 of Lot 31, Block 15, Bohm's Subdivision, 2nd Filing, City and County of Denver, State of Colorado Purported common address: 869 South Williams 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

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

Attorney File # 9241.003

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000410**

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

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

Original Grantor(s): Sarik Morn

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

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

Date of Deed of Trust: May 16, 2018

County of Recording: Denver

Recording Date of Deed of Trust: May 17, 2018

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

Original Principal Amount: \$338,751.00

Outstanding Principal Balance: \$299,258.64

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 23-029392

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000429**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Lawrence G. Duran

Original Beneficiary(ies): Indicate Capital REIT, LLC

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

Date of Deed of Trust: March 03, 2026

County of Recording: Denver

Recording Date of Deed of Trust: March 04, 2026

Recording Information (Reception No. and/or Book/Page No.): 2026023776

Original Principal Amount: \$980,000.00

Outstanding Principal Balance: \$980,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lot 3, Block 10, Pinehurst Estates Country Club Addition, City and County of Denver, State of Colorado  
Purported common address: 5295 West Princeton Drive, Denver, CO 80235.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

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

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

Attorney File # 9241.002

The 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. 2026-000454**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital Fund 1, LLC

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

Date of Deed of Trust: July 26, 2024

County of Recording: Denver

Recording Date of Deed of Trust: July 29, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024069151

Original Principal Amount: \$1,760,700.00

Outstanding Principal Balance: \$1,760,700.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lots 36, and the North 1/2 of Lot 35, Block 27, BROADWAY HEIGHTS-SECOND FILING, City and County of Denver, State of Colorado**

**Purported common address: 653 S. High St., 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

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

Attorney File # 9241.010

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. 2026-000469**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital Fund 1, LLC

Current Holder of Evidence of Debt: Indicate Capital Fund 1, LLC

Date of Deed of Trust: June 02, 2023

County of Recording: Denver

Recording Date of Deed of Trust: June 05, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023050312

Original Principal Amount: \$1,956,100.00

Outstanding Principal Balance: \$1,956,100.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lots 9 and 10, Block 5, CHAMBERLAIN'S CAPITOL HEIGHTS, City and County of Denver, State of Colorado**

**Purported common address: 1003-1007 Detroit 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, 12/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 9241.008

The 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. 2026-000459**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital Fund 1, LLC

Current Holder of Evidence of Debt: Indicate Capital Fund 1, LLC

Date of Deed of Trust: March 28, 2022

County of Recording: Denver

Recording Date of Deed of Trust: March 30, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022042716

Original Principal Amount: \$720,000.00

Outstanding Principal Balance: \$720,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lots 37 and 38, Block 3, BURNS' ADDITION, City and County of Denver, State of Colorado Purported common address: 55 Corona Street, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

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

Attorney File # 9241.006

The 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. 2026-000458**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital Fund 1, LLC

Current Holder of Evidence of Debt: Indicate Capital Fund 1, LLC

Date of Deed of Trust: May 19, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 24, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022069336

Original Principal Amount: \$2,137,600.00

Outstanding Principal Balance: \$2,137,600.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lots 1 and 2, Block 1, Pierson's Addition to Denver, City and County of Denver, State of Colorado Purported common address: 3940 W. 17th Avenue, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

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

Attorney File # 9241.009

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. 2026-000432**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): DANIEL P. DEVOE

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1

Date of Deed of Trust: February 12, 2003

County of Recording: Denver

Recording Date of Deed of Trust: March 10, 2003

Recording Information (Reception No. and/or Book/Page No.): 2003039410

Original Principal Amount: \$156,000.00

Outstanding Principal Balance: \$62,154.22

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 12, BLOCK 1, INSPIRATION POINT ESTATES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5115 GRAY STREET, DENVER, CO 80212.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088

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

Attorney File # 00000010891372

The 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. 2026-000434**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice 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 Teresa Pastrana, Genaro Pastrana

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

Current Holder of Evidence of Debt: PNC Bank, National Association

Date of Deed of Trust: September 06, 2013

County of Recording: Denver

Recording Date of Deed of Trust: September 13, 2013

Recording Information (Reception No. and/or Book/Page No.): 2013135681

Original Principal Amount: \$144,000.00

Outstanding Principal Balance: \$112,236.25

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 27, BLOCK 1, PARKFIELD FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 15620 E 48th Pl, Denver, CO 80239.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1058182-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. 2026-000450**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Gary Ash and Janice Ash

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: May 01, 2021

County of Recording: Denver

Recording Date of Deed of Trust: May 10, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021089243

Original Principal Amount: \$343,418.00

Outstanding Principal Balance: \$306,187.67

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Following lands and property, together with all improvements located thereon, lying in the County of Denver, State of Colorado,**

**to-wit: LOTS 29 AND 30, BLOCK 8, RICHTHOFEN'S MONTCLAIRE, EXCEPT THE REAR 8 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1061 Quebec 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO27377

The 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. 2026-000431**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Mary Green and Dennis Green

Original Beneficiary(ies): Coastal Community Bank

Current Holder of Evidence of Debt: Coastal Community Bank

Date of Deed of Trust: May 22, 2023

County of Recording: Denver

Recording Date of Deed of Trust: May 26, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023047872

Original Principal Amount: \$64,000.00

Outstanding Principal Balance: \$63,793.95

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

**A PARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF DENVER, WITH A SITUS ADDRESS OF 3623 LEYDEN ST, DENVER CO 80207-1341 CO31 CURRENTLY OWNED BY GREEN DENNIS L & GREEN MARY HAVING A TAX ASSESSOR NUMBER OF 1292-03-020 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS OAKLAND B6 L29 & 30 AND DESCRIBED IN DOCUMENT NUMBER 40084 DATED 03/19/2022 AND RECORDED 03/24/2022.**

**Purported common address: 3623 Leyden St, Denver, CO 80207.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO27356

The 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. 2026-000438**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): AGUSTIN RODRIGUEZ, ALEXANDRO ORNELAS and ANTHONY ROJAS

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC

Date of Deed of Trust: November 13, 2024

County of Recording: Denver

Recording Date of Deed of Trust: November 25, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024108559

Original Principal Amount: \$427,121.00

Outstanding Principal Balance: \$423,438.62

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 10, BLOCK 2, PROFESSIONAL SUBDIVISION FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1555 S TENNYSON 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088

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

Attorney File # 10829166

The 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. 2026-000467**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): LESLIE RODRIGUEZ

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

Current Holder of Evidence of Debt: LAKEVIEW LOAN SERVICING, LLC

Date of Deed of Trust: April 19, 2024

County of Recording: Denver

Recording Date of Deed of Trust: April 23, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024035844

Original Principal Amount: \$363,298.00

Outstanding Principal Balance: \$357,187.23

Pursuant 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 6330, BUILDING 3, THE FRENCH QUARTER CONDOMINIUMS, ACCORDING TO THE MAP FILE FOR RECORD AND AS DESCRIBED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OF THE FRENCH QUARTER CONDOMINIUMS RECORDED MARCH 8, 1974, IN BOOK 844 AT PAGE 633, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 6330 E MISSISSIPPI AVE, 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.

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 00000010804102

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

#### **NOTICE OF SALE**

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

| <b>YEAR/MAKE/MODEL</b>         | <b>VIN #</b>  |
|--------------------------------|---------------|
| <b>2012 Nissan Pathfinder</b>  | <b>605463</b> |
| <b>2016 Chevrolet Traverse</b> | <b>265150</b> |
| <b>2013 Subaru Forester</b>    | <b>403739</b> |
| <b>2015 Nissan Rogue</b>       | <b>759585</b> |
| <b>2018 Chevrolet Malibu</b>   | <b>275793</b> |
| <b>2013 Chrysler 300</b>       | <b>745205</b> |
| <b>2014 Chevrolet Impala</b>   | <b>182250</b> |

Date of Publication: October 16, 2026

Published: Intermountain Jewish News

#### **Public Notice for vehicles to be sold by BEAR ENTERPRISE TOWING**

| <b>Year/Make/Model</b>  | <b>Vin #</b>  |
|-------------------------|---------------|
| <b>2001 toyota seq.</b> | <b>007618</b> |
| <b>2008 VW GOLF.</b>    | <b>099425</b> |
| <b>2009 CHEV TAHOE</b>  | <b>120904</b> |
| <b>1985 PET. Dump.</b>  | <b>191946</b> |

**Bear Enterprise Towing**

**PUC: T-03984**

**Phone: 720-276-9412**

Date of Publication: October 16, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000478**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Taylor Berghane

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

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

Date of Deed of Trust: May 09, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 11, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022064309

Original Principal Amount: \$481,500.00

Outstanding Principal Balance: \$456,359.88

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 of the terms thereof.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**RESIDENCE 1909, TOGETHER WITH AN UNDIVIDED .47 PERCENT INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE 204 AND THE EXCLUSIVE RIGHT TO USE STORAGE CUBICLE 1909, THE WINDSOR, ACCORDING TO THE CONDOMINIUM MAP RECORDED AUGUST 09, 1982 IN BOOK C22 AT PAGE 25 AND THE DECLARATION FOR THE WINDSOR RECORDED AUGUST 05, 1982 IN BOOK 2632 AT PAGE 445, AND AMENDMENT RECORDED AUGUST 05, 1982 IN BOOK 2632 AT PAGE 493, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1777 Larimer Street #1909, Denver, CO 80202.**

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

#### **NOTICE OF SALE**

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

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 48280692

The 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. 2026-000481**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Felicia Pearl

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

Current Holder of Evidence of Debt: Guild Mortgage Company LLC

Date of Deed of Trust: October 04, 2019

County of Recording: Denver

Recording Date of Deed of Trust: October 07, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019138611

Original Principal Amount: \$370,868.00

Outstanding Principal Balance: \$257,904.90

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 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 SITUATED IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 14, IRVING PARK SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 165 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 NORTHWEST 1/4, SECTION 18, A DISTANCE OF 120 FEET; THENCE EASTERLY, A DISTANCE OF 50 FEET; THENCE NORTHERLY, A DISTANCE OF 120 FEET; THENCE WESTERLY, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER STATE OF COLORADO.**

**Purported common address: 4685 West Gill 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, 12/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # CO-26-1059703-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. 2026-000475**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Evelia Ruiz and Crystal M. Simental

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

Current Holder of Evidence of Debt: TH MSR Holdings LLC

Date of Deed of Trust: January 28, 2022

County of Recording: Denver

Recording Date of Deed of Trust: January 31, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022013955

Original Principal Amount: \$228,800.00

Outstanding Principal Balance: \$241,417.92

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**CONDOMINIUM UNIT NUMBER 104, BUILDING NUMBER 11, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK PARK CONDOMINIUMS, RECORDED APRIL 23, 2010 UNDER RECEPTION NO. 2010044645, AND MAP RECORDED ON APRIL 2, 1980 IN BOOK 16 AT PAGE 27, AND AMENDED MAP RECORDED JULY 7, 1980 IN BOOK 17 AT PAGE 20, COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 259 AND GARAGE SPACE NO. 201, IN BUILDING NO. 11, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 10150 E. Virginia Avenue, Unit 11-104, Denver, CO 80247.**

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

**NOTICE OF SALE**

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

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # CO27682

The 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. 2026-000468**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Daniel Patrick McGrath

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns

Current Holder of Evidence of Debt: Servbank, N.A.

Date of Deed of Trust: August 29, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 02, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025086474

Original Principal Amount: \$264,325.00

Outstanding Principal Balance: \$263,174.22

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lot 105, Cherry Creek Apartment Homes, according to the official Plat thereof, filed for record with the Clerk and Recorder of Denver County, Colorado on December 11, 1972 in Plat Book 1 at Page 100 of the records of the said Clerk and Recorder; together with appurtenant easements designed as Easements No. 3 on Cherry Creek Apartment Homes Easement Location Map filed for record with the Clerk and Recorder of Denver County, Colorado on April 20, 1973 in Book 1 at Page 112 of the records of said Clerk and Recorder. Lot 105, Cherry Creek Apartment Homes hereby conveyed corresponds with the lot which is designated as Lot 1 on the said Cherry Creek Apartment Homes Easement Location Map, City and County of Denver, Colorado, the Plat of which is recorded in Plat Book 1 at Page 66, City and County of Denver, State of Colorado.**

**Purported common address: 9105 E Lehigh Avenue Unit 105, 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, 12/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # CO27558

The 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. 2026-000455**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Milwaukee Development, LLC

Original Beneficiary(ies): Indicate Capital REIT, LLC

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

Date of Deed of Trust: February 19, 2025

County of Recording: Denver

Recording Date of Deed of Trust: February 25, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025016054

Original Principal Amount: \$1,687,500.00

Outstanding Principal Balance: \$1,687,500.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lots 1, 2, and 3, Block 8, FISHER'S CHEESMAN PARK ADDITION, City and County of Denver, State of Colorado Purported common address: 860 Fillmore 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

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

Attorney File # 9241.011

The 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. 2026-000411**

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

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

Original Grantor(s): Christopher Jones

Original Beneficiary(ies): Bank of the West

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

Date of Deed of Trust: November 14, 2019

County of Recording: Denver

Recording Date of Deed of Trust: December 02, 2019

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

Original Principal Amount: \$700,000.00

Outstanding Principal Balance: \$615,259.48

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 10058.0194

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

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000453**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Tanka Man Rai and Rahang Hang Rai and Sarita Bhandari, who acquired vested title as: Tanka Man Rai and Rahang H. Rai and Sarita Bhandari, as Joint Tenants

Original Beneficiary(ies): Hanmi Bank

Current Holder of Evidence of Debt: Hanmi Bank

Date of Deed of Trust: March 06, 2023

County of Recording: Denver

Recording Date of Deed of Trust: March 08, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023019544

Original Principal Amount: \$300,000.00

Outstanding Principal Balance: \$257,032.49

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE FAILURE OF THE BORROWER TO REPAY ALL AMOUNTS DUE AND OWING UNDER THE PROMISSORY NOTE ON OR BEFORE THE MATURITY DATE.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 18, BLOCK 1, GREEN VALLEY RANCH FILING NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**Purported common address: 20572 East 43rd Avenue, Denver, CO 80249.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by

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

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: MICHAEL C PAYNE #38939

COAN, PAYTON & PAYNE, LLC 999 19TH STREET, SUITE S-1500, DENVER, CO 80202 (303) 861-8888

Attorney File # 08-939-101

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

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000423**

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

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

Original Grantor(s): Rocio Torres

Original Beneficiary(ies): Shopneck Family Foundation

Current Holder of Evidence of Debt: Shopneck Family Foundation

Date of Deed of Trust: December 08, 2022

County of Recording: Denver

Recording Date of Deed of Trust: December 08, 2022

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

Original Principal Amount: \$335,000.00

Outstanding Principal Balance: \$335,000.00

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Lot 6, Block 1, Green Valley Ranch Filing No. 58, City and County of Denver, State of Colorado Purported common address: 4521 Andes Street, Denver, CO 80249.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 24253.0028

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

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000408**

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

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

Original Grantor(s): Dimas Gallegos Ocampo

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

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

Date of Deed of Trust: August 28, 2024

County of Recording: Denver

Recording Date of Deed of Trust: August 28, 2024

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

Original Principal Amount: \$395,419.00

Outstanding Principal Balance: \$389,869.22

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**PARCEL ID: 00161-22-008-000**

**Purported common address: 5151 N. Waco Street, Denver, CO 80249.**

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

#### **NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-037948

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

#### **COMBINED NOTICE - PUBLICATION**

##### **CRS §38-38-103 FORECLOSURE SALE NO. 2026-000448**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Margaret Junor

Original Beneficiary(ies): Preferred Mortgage Group, Inc

Current Holder of Evidence of Debt: Deutsche Bank National Trust Company, as Trustee, in trust for registered

Holders of Long Beach Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2

Date of Deed of Trust: January 30, 2004

County of Recording: Denver

Recording Date of Deed of Trust: February 20, 2004

Recording Information (Reception No. and/or Book/Page No.): 2004050292

Original Principal Amount: \$109,250.00

Outstanding Principal Balance: \$71,710.15

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.**

**BUILDING 3, UNIT 3329B, ACCORDING TO THE CONDOMINIUM DECLARATION FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1994 IN BOOK 2997 AT PAGE 418 AND MAP FOR MONACO PLACE**

**CONDOMINIUM RECORDED JANUARY 9, 1994 IN BOOK 26 AT PAGE 1, TOGETHER WITH THE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENT, PARKING SPACE NO. 67, CITY OF COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 3329 South Monaco Parkway #B, Denver, CO 80223.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1059712-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. 2026-000439**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Ayinde Kazeem

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company LLC, A California Limited Liability Company, Its Successors and Assigns

Current Holder of Evidence of Debt: Guild Mortgage Company LLC

Date of Deed of Trust: September 16, 2024

County of Recording: Denver

Recording Date of Deed of Trust: September 23, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024088822

Original Principal Amount: \$415,000.00

Outstanding Principal Balance: \$411,246.25

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.**

**THE EAST 27.99 FEET OF THE SOUTH HALF OF LOT 5 AND ALL OF LOT 6, BLOCK 3, PIERCE AND HINMAN'S ADDITION TO BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 20 1/2 South Sherman St, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

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

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1059209-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. 2026-000441**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice 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 HOWE

Original Beneficiary(ies): JPMORGAN CHASE BANK, N.A

Current Holder of Evidence of Debt: ROCKET MORTGAGE, LLC

Date of Deed of Trust: October 28, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 01, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021202470

Original Principal Amount: \$441,750.00

Outstanding Principal Balance: \$409,373.58

Pursuant 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 2M AND PARKING SPACE NO. P-33, JACK KEROUAC LOFTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM FOR THE JACK KEROUAC LOFTS, RECORDED MAY 4, 2005, AT RECEPTION NO. 2005072884, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND THE CONDOMINIUM MAP FOR JACK KEROUAC LOFTS RECORDED MAY 4, 2005, AT RECEPTION NO. 2005072885 IN SAID OFFICE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 3100 HURON ST, 2M, DENVER, CO 80202.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088

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

Attorney File # 10817609

The 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. 2026-000476**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Chandan Singh, Soniya Rawat

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

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

Date of Deed of Trust: June 27, 2022

County of Recording: Denver

Recording Date of Deed of Trust: June 29, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022087566

Original Principal Amount: \$315,250.00

Outstanding Principal Balance: \$302,309.18

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 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 610, WILDHORSE RIDGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON DECEMBER 20, 2004 UNDER RECEPTION NO. 2004256444 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 CONDOMINIUM DECLARATION FOR WILDHORSE RIDGE CONDOMINIUMS, RECORDED ON SEPTEMBER 22, 2004, AT RECEPTION NO. 2004197365, IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5800 Tower Rd #610, 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, 12/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 26CO00132-1

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. 2026-000477**

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:  
On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Jeffery William Dugan

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for T2 Financial LLC DBA/Revolution Mortgage, it's successors and assigns

Current Holder of Evidence of Debt: Rocket Mortgage, LLC

Date of Deed of Trust: April 29, 2022

County of Recording: Denver

Recording Date of Deed of Trust: May 04, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022060354

Original Principal Amount: \$291,000.00

Outstanding Principal Balance: \$275,968.51

Pursuant 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, PEBBLE CREEK CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED AUGUST 3, 1979 IN BOOK 1976 AT PAGE 421, AS AMENDED BY AMENDMENT TO CONDOMINIUM DECLARATION FOR PEBBLE CREEK CONDOMINIUMS RECORDED JANUARY 28, 1980 IN BOOK 2096 AT PAGE 46, AND ACCORDING TO THE CONDOMINIUM MAP RECORDED JANUARY 28, 1980 IN BOOK 15 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 3550 S. Harlan St., Unit 131, Denver, CO 80235.**

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

#### **NOTICE OF SALE**

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

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 26CO00247-1

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. 2026-000430**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Alecia Palm

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

Current Holder of Evidence of Debt: SELENE FINANCE, LP

Date of Deed of Trust: August 18, 2021

County of Recording: Denver

Recording Date of Deed of Trust: August 25, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021161724

Original Principal Amount: \$361,000.00

Outstanding Principal Balance: \$327,802.90

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 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 103, BLOCK 1, WICKFORD PATIO HOMES SUBDIVISION NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1470 S Quebec Way, 221, Denver, CO 80231.**

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

#### **NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

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

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1036441-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. 2026-000442

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

On August 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): Frank B McLaughlin

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as Nominee for E Mortgage Capital Inc., Its Successors and Assigns

Current Holder of Evidence of Debt: OBX 2025-NQM22 Trust

Date of Deed of Trust: August 25, 2025

County of Recording: Denver

Recording Date of Deed of Trust: September 02, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025086127

Original Principal Amount: \$205,000.00

Outstanding Principal Balance: \$204,025.88

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 WEST 30 FEET OF LOTS 9, 10, 11 AND 12, BLOCK 15, KETTLES SECOND ADDITION TO THE CITY OF DENVER STATE OF COLORADO**

**Purported common address: 401 East 1st Avenue, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/10/2026

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: ILENE DELL'ACQUA #31755

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

Attorney File # CO-26-1057135-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. 2026-000421**

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

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

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

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

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

Date of Deed of Trust: June 09, 2023

County of Recording: Denver

Recording Date of Deed of Trust: June 09, 2023

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

Original Principal Amount: \$466,396.00

Outstanding Principal Balance: \$451,436.15

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 4932 Upton Ct, Denver, CO 80239.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 26-038179

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000425**

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

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

Original Grantor(s): Melissa Altamar

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

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

Date of Deed of Trust: May 31, 2019

County of Recording: Denver

Recording Date of Deed of Trust: June 05, 2019

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

Original Principal Amount: \$343,660.00

Outstanding Principal Balance: \$293,279.77

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 32, BLOCK 3, GREEN VALLEY RANCH, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**PARCEL ID NUMBER: 00225-03-032-000**

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 23-029956

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

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000419**

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

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

Original Grantor(s): Joseph L. Chavez

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

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

Date of Deed of Trust: March 16, 2020

County of Recording: Denver

Recording Date of Deed of Trust: March 27, 2020

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

Original Principal Amount: \$645,000.00

Outstanding Principal Balance: \$346,208.54

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # CO-26-1057698-JH

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

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000403**

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

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

Original Grantor(s): Angelina Atayde

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

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

Date of Deed of Trust: September 28, 2018

County of Recording: Denver

Recording Date of Deed of Trust: September 28, 2018

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

Original Principal Amount: \$288,000.00

Outstanding Principal Balance: \$273,690.92

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # CO-26-1053565-JH

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

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000460**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Alondra Ortiz Bustamante AND Jose Ramon Ortiz

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

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

Date of Deed of Trust: April 17, 2020

County of Recording: Denver

Recording Date of Deed of Trust: April 20, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020053726

Original Principal Amount: \$355,443.00

Outstanding Principal Balance: \$319,261.49

Pursuant 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 11, BLOCK 8, MONTBELLO NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO APN #: 0113115011000**

**Purported common address: 13201 Lackland Drive, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

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

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

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

Attorney File # 25-036394

The 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. 2026-000461**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MARY KATHRYN VAN ANTWERP

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

Current Holder of Evidence of Debt: BANK OF AMERICA, N.A.

Date of Deed of Trust: August 08, 2023

County of Recording: Denver

Recording Date of Deed of Trust: August 15, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023078187

Original Principal Amount: \$402,500.00

Outstanding Principal Balance: \$391,636.11

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 1, BLOCK 1, CONCORD FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**APN/PARCEL ID: 00191-01-001-000**

**Purported common address: 15090 BOLLING DR, Denver, CO 80239-5151.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038369

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

#### COMBINED NOTICE - PUBLICATION

##### CRS §38-38-103 FORECLOSURE SALE NO. 2026-000407

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

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

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

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: March 18, 2021

County of Recording: Denver

Recording Date of Deed of Trust: April 01, 2021

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

Original Principal Amount: \$640,500.00

Outstanding Principal Balance: \$131,637.79

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 375 Lowell Boulevard, Denver, CO 80219.**

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

#### NOTICE OF SALE

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-037984

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000416**

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

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

Original Grantor(s): Janet Ann Clark

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC

Date of Deed of Trust: April 22, 2022

County of Recording: Denver

Recording Date of Deed of Trust: April 28, 2022

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

Original Principal Amount: \$780,000.00

Outstanding Principal Balance: \$380,045.95

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-038132

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000451**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): MARK DAVID LEBLANC AND TARA OVERBAUGH

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC

Date of Deed of Trust: February 14, 2023

County of Recording: Denver

Recording Date of Deed of Trust: February 21, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023014169

Original Principal Amount: \$452,787.00

Outstanding Principal Balance: \$435,073.67

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 33, BLOCK 26, CENTENNIAL ACRES, THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**TAX ID NUMBER(S): 08083-01-033-000**

**Purported common address: 3021 W Tanforan Dr, Englewood, CO 80110-6225.**

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

#### **NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-037496

The 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:** EL POSADO CONDOMINIUM ASSOCIATION, a Colorado non-profit corporation

**Defendants:** RUSSELL WILBAR; STEVE ELLINGTON AS TREASURER FOR DENVER COUNTY; UNKNOWN  
TENANT(S) IN POSSESSION

Case Number: 2025CV033389

#### **SHERIFF'S NOTICE OF SALE**

Under a Judgment and Decree of Foreclosure entered on June 30, 2026 in the above- captioned action, I am ordered to sell certain real property as follows:

Original Lientee Russell Wilbar

Original Lienor El Posado Condominium Association

Current Holder of the evidence of debt El Posado Condominium Association

Date of Lien being foreclosed April 24, 2024

Date of Recording of Lien being foreclosed April 24, 2024

County of Recording Denver

Recording Information 2024036412

Original Principal Balance of the secured indebtedness \$10,523.50

Outstanding Principal Balance of the secured indebtedness as of the date hereof \$38,293.31

Amount of Judgment entered June 30, 2026 \$35,297.13

Description of property to be foreclosed:

Condominium Unit No. 306, El Posado Condominiums, in accordance with the Declaration recorded on October 5, 1978 in Book 1762 at Page 386 and

Condominium Map recorded on October 5, 1978 in Book 8 at Page 12 and 13 of the City and County of Denver records; Together with the exclusive right to use the following limited common elements: Parking Space 52, City and County of Denver, State of Colorado.

Also known as: 625 N. Pennsylvania Street, #306, Denver, CO 80203

**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 December 3rd, 2026, on the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, CO 80202, 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. Bidders are required to have cash or certified funds to cover the highest bid by noon on the day of the sale. Certified funds are payable to the Denver County Sheriff's Office.

**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.

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

Date: September 2, 2026.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line II

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](mailto:wweigler@wlpplaw.com)

First Publication: October 2nd, 2026

Last Publication: October 30th, 2026

Name of Publication: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000449**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Erick Harding

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

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

Date of Deed of Trust: May 22, 2024

County of Recording: Denver

Recording Date of Deed of Trust: June 04, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024049447

Original Principal Amount: \$265,590.00

Outstanding Principal Balance: \$260,532.73

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 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 103, TOGETHER WITH PARKING SPACE 17, PEARL PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FOR PEARL PARK CONDOMINIUMS RECORDED DECEMBER 7, 1998, AT RECEPTION NO. 9800205102, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED DECEMBER 7, 1998 AT RECEPTION NO. 9800205103, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 655 North Pearl Street #103, Denver, CO 80203.**

**THE PROPERTY DESCRIBED HEREIN IS A PORTION OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.**

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1059409-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. 2026-000464**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Marjorie I. Baade

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: October 20, 2022

County of Recording: Denver

Recording Date of Deed of Trust: October 25, 2022

Recording Information (Reception No. and/or Book/Page No.): 2022134494

Original Principal Amount: \$637,500.00

Outstanding Principal Balance: \$173,808.62

Pursuant 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.**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:**

**CONDOMINIUM UNIT 1402, BUILDING B, CANDLEWYCK, ACCORDING TO THE MAP THEREOF RECORDED APRIL 4, 1975 IN CONDOMINIUM PLAT BOOK 4 AT PAGE 36 AND THE CONDOMINIUM DECLARATION THEREOF RECORDED APRIL 4, 1975 IN BOOK 1033 AT PAGE 173, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES NUMBERED, B86 AND BB43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 7877 E Mississippi Avenue Apt 1402, Denver, CO 80247.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038306

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

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000424**

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

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

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

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

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

Date of Deed of Trust: December 16, 2024

County of Recording: Denver

Recording Date of Deed of Trust: December 19, 2024

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

Original Principal Amount: \$216,000.00

Outstanding Principal Balance: \$213,662.31

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 3047 W 47th Ave Unit 105, Denver, CO 80211.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # CO-26-1057766-JH

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

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000415**

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

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

Original Grantor(s): Tommie Earl Hines

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

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

Date of Deed of Trust: March 08, 2022

County of Recording: Denver

Recording Date of Deed of Trust: March 30, 2022

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

Original Principal Amount: \$652,500.00

Outstanding Principal Balance: \$236,397.88

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 4060 Cook St, Denver, CO 80216.**

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

#### **NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-037880

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

#### **COMBINED NOTICE - PUBLICATION**

##### **CRS §38-38-103 FORECLOSURE SALE NO. 2026-000433**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ARWANDA EZELL

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACCESS EQUITY CORP.

Current Holder of Evidence of Debt: NEWREZ LLC

Date of Deed of Trust: June 25, 2003

County of Recording: Denver

Recording Date of Deed of Trust: July 16, 2003

Recording Information (Reception No. and/or Book/Page No.): 2003145976

Re-Recording Date of Deed of Trust: January 14, 2008

Re-Recording Information (Reception No. and/or Book/Page No.): 2008005054

Original Principal Amount: \$189,000.00

Outstanding Principal Balance: \$64,378.02

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 44, BLOCK 1, GREEN VALLEY RANCH FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 4022 PERTH ST, DENVER, CO 80249.**

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

#### **NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by

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

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088

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

Attorney File # 00000010854016

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

#### COMBINED NOTICE - PUBLICATION

##### CRS §38-38-103 FORECLOSURE SALE NO. 2026-000401

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

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

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

Original Beneficiary(ies): AZBEN LIMITED, LLC

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

Date of Deed of Trust: December 29, 2025

County of Recording: Denver

Recording Date of Deed of Trust: December 31, 2025

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

Original Principal Amount: \$1,350,000.00

Outstanding Principal Balance: \$1,350,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay the remaining balance on the loan upon loan maturity provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**LOT 5, BLOCK 10, PINEHURST ESTATES COUNTRY CLUB ADDITION, CITY AND COUNTRY OF DENVER, STATE OF COLORADO.**

**Purported common address: 5365 W PRINCETON DR, DENVER, CO 80235.**

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED ON July 16, 2026 AT RECEPTION NO. 2026086936

#### NOTICE OF SALE

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/27/2026

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

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

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

Attorney File # 00000010866598

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000435**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ARLENE O. VIGIL

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

Current Holder of Evidence of Debt: HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-4

Date of Deed of Trust: July 05, 2005

County of Recording: Denver

Recording Date of Deed of Trust: August 17, 2005

Recording Information (Reception No. and/or Book/Page No.): 2005139005

Original Principal Amount: \$148,000.00

Outstanding Principal Balance: \$114,977.70

Pursuant 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.**

**UNIT 1, 1630 SAINT PAUL CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT RECORDED ON MARCH 9, 2000 IN PLAT BOOK C45 AT PAGE 78, AND THE DECLARATION RECORDED MARCH 9, 2000 UNDER RECEPTION NO. 2000033567, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1630 SAINT PAUL ST. UNIT 1, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 10728541

The 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. 2026-000443**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice 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 CRUZ GARCIA JIMENEZ

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION

Current Holder of Evidence of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2007-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-HE1

Date of Deed of Trust: November 21, 2006

County of Recording: Denver

Recording Date of Deed of Trust: December 11, 2006

Recording Information (Reception No. and/or Book/Page No.): 2006195952

Original Principal Amount: \$30,000.00

Outstanding Principal Balance: \$17,113.64

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 of the terms thereof

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**ALL OF EAST 50 FEET OF LOTS 19 TO 24, BLOCK 3, BREENLOW PARK, EXCEPT THE NORTH 50 FEET THEREOF, CITY AND COUNTY OF DENVER.**

**STATE OF COLORADO.**

**Purported common address: 625 WEST ASBURY AVENUE, DENVER, CO 80223.**

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

#### **NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088

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

Attorney File # 00000010873453

The 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. 2026-000480**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): DRP, LLC, a Colorado Limited Liability Company

Original Beneficiary(ies): Equable Investment Corporation, a Nevada corporation

Current Holder of Evidence of Debt: AP Roth, LLC, a Colorado limited liability company

Date of Deed of Trust: March 15, 2024

County of Recording: Denver

Recording Date of Deed of Trust: March 27, 2024

Recording Information (Reception No. and/or Book/Page No.): 2024024781

Original Principal Amount: \$250,000.00

Outstanding Principal Balance: \$227,250.00

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: You are hereby notified that the undersigned, as legal holder of the Evidence of Debt secured by the Deed of Trust described above, declares that the covenants of the Deed of Trust have been violated for reasons including, but not limited to, failure to make the payments when required. The note has been accelerated according to its terms, therefore all amounts owed under the Evidence of Debt are immediately fully due and payable.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**North 15.498 feet of Lot 27 and the South 17.502 feet of Lot 28, Block 12, Town of Swansea, City and County of Denver, State of Colorado.**

**Commonly known and numbered as: 4543 Clayton Street, Denver, CO, 80216.**

**Purported common address: 4543 Clayton Street, Denver, CO 80216.**

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

#### **NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: BRIAN T. RAY #34914

HATCH RAY OLSEN CONANT LLC 730 SEVENTEENTH STREET, SUITE 200, DENVER, CO 80202 (303) 298-1800

Attorney File # P-715.003

The 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. 2026-000479

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Jameson Vanetten, Jeffrey Vanetten

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

Current Holder of Evidence of Debt: AMERIHOM MORTGAGE COMPANY LLC

Date of Deed of Trust: July 11, 2025

County of Recording: Denver

Recording Date of Deed of Trust: July 14, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025067208

Original Principal Amount: \$199,813.00

Outstanding Principal Balance: \$199,432.84

Pursuant 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 1, BUILDING 2, HAMPDEN COURT CONDOMINIUMS, AS SHOWN ON THE CONDOMINIUM MAP RECORDED OCTOBER 17, 1978, UNDER RECEPTION NO. 29628, AND SUBJECT TO THE DECLARATION FOR HAMPDEN COURT CONDOMINIUMS RECORDED OCTOBER 04, 1978 IN BOOK 1762 AT PAGE 55, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**APN #: 06343-00-034-034**

**Purported common address: 9110 E Girard Avenue Apartment 1, Denver, CO 80231.**

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

#### NOTICE OF SALE

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

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # CO-26-1059264-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. 2026-000406**

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

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

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

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

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

Date of Deed of Trust: November 02, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 03, 2021

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

Original Principal Amount: \$408,955.00

Outstanding Principal Balance: \$372,421.20

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 15852 E 48th Pl, Denver, CO 80239.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-037951

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

**COMBINED NOTICE -  
RESTART - PUBLICATION**

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

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

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

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

Original Grantor(s): FRANK MADISON

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

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

Date of Deed of Trust: September 15, 1995

County of Recording: Denver

Recording Date of Deed of Trust: September 25, 1995

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

Original Principal Amount: \$115,593.00

Outstanding Principal Balance: \$117,884.78

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 13183 EAST 47TH AVENUE, DENVER, CO 80239.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/15/2026

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

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

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

Attorney File # CO-19-855521-LL

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

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000428**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Sonquist, LLC and Douglas Norberg and Paul Yaft

Original Beneficiary(ies): Investment Property Exchange Services, Inc. as Qualified Intermediary Under Exchange No. EX-09-25789-PR

Current Holder of Evidence of Debt: Plateau Management and Investment Co., Inc.

Date of Deed of Trust: December 14, 2018

County of Recording: Denver

Recording Date of Deed of Trust: December 17, 2018

Recording Information (Reception No. and/or Book/Page No.): 2018159402

Original Principal Amount: \$600,000.00

Outstanding Principal Balance: \$547,051.69

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**PARCEL LOTS 4 AND 5, BLOCK 1, CARTERDALE, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**PARCEL LOTS 6 AND 7, BLOCK 1, CARTERDALE, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**Purported common address: 1912 and 1920 South Broadway, Denver, CO 80210.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

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

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

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

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

Attorney File # 9255.001

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.

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000437**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Donald Cory Hahn

Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Nominee For United Wholesale Mortgage

Current Holder of Evidence of Debt: NEWREZ LLC

Date of Deed of Trust: April 26, 2013

County of Recording: Denver

Recording Date of Deed of Trust: May 08, 2013

Recording Information (Reception No. and/or Book/Page No.): 2013066043

Original Principal Amount: \$104,500.00

Outstanding Principal Balance: \$74,646.94

Pursuant 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.**

**BUILDING 8, UNIT 204, WILLOW RANCH CONDOMINIUMS IN ACCORDANCE WITH AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR WILLOW RANCH CONDOMINIUMS RECORDED ON AUGUST 21, 1998, AS RECEPTION NO. 9800138627 AS AMENDED AND SUPPLEMENTED AND ANNEXING INSTRUMENT AND AMENDMENT TO DECLARATION RECORDED APRIL 13, 1999, AS RECEPTION NO. 9900065067 AND THE CONDOMINIUM MAP RECORDED ON AUGUST 21, 1998, AS RECEPTION NO. 9800138626 AS AMENDED AND SUPPLEMENTED AND FIRST AMENDED TO CONDOMINIUM MAP RECORDED JANUARY 19, 1999, AS RECEPTION NO. 9900009262 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 8775 W BERRY AVE #8-204, DENVER, CO 80123-0739.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088

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

Attorney File # 00000010847598

The 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. 2026-000414**

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

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

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

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

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

Date of Deed of Trust: May 22, 2024

County of Recording: Denver

Recording Date of Deed of Trust: May 30, 2024

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

Original Principal Amount: \$396,621.00

Outstanding Principal Balance: \$390,702.37

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**APN#: 05031-08-049-049**

**Purported common address: 520 E 14th Avenue Apartment 5, Denver, CO 80203.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 26-038000

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

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000440**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Robert L. Atwell

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

Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC

Date of Deed of Trust: March 04, 2021

County of Recording: Denver

Recording Date of Deed of Trust: March 11, 2021

Recording Information (Reception No. and/or Book/Page No.): 2021045226

Original Principal Amount: \$265,722.00

Outstanding Principal Balance: \$236,850.37

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:**

**CONDOMINIUM UNIT NO. 8, CHAMBERLAIN ARMS CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON MARCH 13, 1979 IN BOOK 1868 AT PAGE 267, AND AS AMENDED IN INSTRUMENT RECORDED APRIL 19, 1979 IN BOOK 1894 AT PAGE 388, AND THE CONDOMINIUM MAP RECORDED ON MARCH 13, 1979, UNDER RECEPTION NO. 97918, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 8, STORAGE SPACE 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**APN#: 05021-02-024-024**

**Purported common address: 2115 E 14th Ave #8, Denver, CO 80206.**

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

**NOTICE OF SALE**

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-037919

The 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. 2026-000446**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Alicia Qumboz

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: November 18, 2019

County of Recording: Denver

Recording Date of Deed of Trust: November 19, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019163098

Original Principal Amount: \$152,290.00

Outstanding Principal Balance: \$131,896.14

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**CONDOMINIUM UNIT NO. 207, BUILDING NO. 20, OAK PARK CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF OAK PARK CONDOMINIUMS RECORDED ON APRIL 02, 1980 IN BOOK 2133 AT PAGE 357, AND OAK PARK CONDOMINIUMS PHASE NO. 1 MAP RECORDED ON APRIL 02, 1980, UNDER RECEPTION NO. 80163, AND AMENDED MAP RECORDED JULY 07, 1980, UNDER RECEPTION NO. 16263, COUNTY OF DENVER,**

**COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE NO. 480, AND GARAGE SPACE NO. 528 AND STORAGE LOCKER NO. NA, COUNTY OF DENVER, STATE OF COLORADO.**

**APN #: 06151-05-403-403**

**Purported common address: 10150 E Virginia Ave #20-207, Denver, CO 80247.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-037989

The 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. 2026-000418**

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

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

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

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

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

Date of Deed of Trust: December 12, 2023

County of Recording: Denver

Recording Date of Deed of Trust: December 15, 2023

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

Original Principal Amount: \$34,957,303.87

Outstanding Principal Balance: \$38,341,090.99

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay the Debt in full by the maturity date thereof, to make interest payments when due, to pay the real estate taxes and assessments on the Real Property, and to maintain and preserve the Real Property, among other defaults.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

**Purported common address: 625 N. SANTA FE DR., 655 N. SANTA FE DR., DENVER, CO 80204.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # 3384.027

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

#### NOTICE 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    |
|-----------------------|--------|
| 2021 PJ Trailer CE202 | 626864 |
| 1989 Coleman Camper   | 931283 |
| 1993 Chevy C/K        | 185782 |
| 1972 Mercedes 107     | 004794 |
| 1970 Dodge 5500Bus    | 149216 |
| 2017 Ford Fusion      | 348713 |

Date of Publication: October 16, 2026

Published: Intermountain Jewish News

#### NOTICE TO CREDITORS BY PUBLICATION

Denver Probate Court

Case No. 26PR544

In the Matter of the Estate of

**BARBARA LEE TEDSTROM, 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 February 16, 2027, or the claims may be forever barred.

KEVIN T. HAGENSTAD

Personal Representative

1030 Seagate Drive

Delray Beach, FL 33483

Phone: 561-558-3870

E-mail: [thehogfighter@gmail.com](mailto:thehogfighter@gmail.com)

First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

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

District Court, Broomfield County

Case No. 2026PR30081, Division A

In the Matter of the Estate of

**MARK SLAYTON a/k/a MARK L. SLAYTON a/k/a MARK LEO SLAYTON, 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 February 2, 2027, or the claims may be forever barred.

Christopher Turner, Public Administrator, 17th Judicial District

Special Administrator

c/o Turner Law LLC

11160 Huron St. #33

Northglenn, CO 80234

Phone Number: (720) 593-8295

E-mail: [christopher@turnerlawllc.net](mailto:christopher@turnerlawllc.net);

First Publication: October 2, 2026

Second Publication: October 9, 2026

Third Publication: October 16, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000482**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Ashley Hall

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

Current Holder of Evidence of Debt: NewRez LLC

Date of Deed of Trust: July 14, 2023

County of Recording: Denver

Recording Date of Deed of Trust: July 18, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023067281

Original Principal Amount: \$310,400.00

Outstanding Principal Balance: \$297,821.06

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.**

**ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:**

**CONDOMINIUM UNIT NO. 206, LIDO CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED JUNE 27, 1979 IN BOOK 1946 AT PAGE 72; AMENDED AND RESTATED DECLARATION RECORDED NOVEMBER 13, 1992 AT RECEPTION NO.**

**920135904, AND FIRST AMENDMENT THERETO RECORDED MARCH 9, 1993 AT RECEPTION NO. 930030352, AND CONDOMINIUM MAP RECORDED NOVEMBER 16, 1992 IN BOOK C31 AT PAGE 65, AND AMENDED MAP RECORDED MARCH 9, 1993 AS C8 AND PAGE 34, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**NOW KNOWN AS:**

**CONDOMINIUM UNIT NO. 206, THE LIDO CONDOMINIUMS, IN ACCORDANCE WITH THE AMENDED AND RESTATED DECLARATION FOR THE LIDO CONDOMINIUMS RECORDED JUNE 26, 2017 AT RECEPTION NO. 2017083446; ARID CONDOMINIUM MAP RECORDED NOVEMBER 16, 1992 AT RECEPTION NO. 9200136524 AND FIRST AMENDED MAP RECORDED MARCH 9, 1993 AT RECEPTION NO. 9300030351, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 790 N Washington St Unit 206, Denver, CO 80203-3742.**

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

**NOTICE OF SALE**

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

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # CO-26-1060730-JH

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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 26C03107, Division: Civil**

**Courtroom: 170**

Public Notice is given on September 25, 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 SUMMER D'JOY WHITNEY be changed to SUMMER D'JOY CLARK.

First Publication: October 2, 2026

Second Publication: October 9, 2026

Third Publication: October 16, 2026

Published: Intermountain Jewish News

**NOTICE TO CREDITORS BY PUBLICATION**

**District Court, Douglas County**

**Case No. 2026PR30442, Division: COC**

**In the Matter of the Estate of**

**Jean Geiger, a/k/a Jean Marie Geiger, 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 Douglas, County, Colorado, on or before February 16, 2027, or the claims may be forever barred.

BUCK GEIGER

Personal Representative

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

Greenwood Village, CO 80111

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

JOSEPH ORRINO, Esq. Atty. Reg. #: 50499

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

Attorneys for the Personal Representative

5350 S. Roslyn St., Ste. 100

Greenwood Village, CO 80111

Phone Number: (303) 860-7140

FAX Number: (303) 860-7344

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

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

First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000471**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Angelina Ximena Aragonese Cordova

Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

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

Date of Deed of Trust: October 23, 2023

County of Recording: Denver

Recording Date of Deed of Trust: October 24, 2023

Recording Information (Reception No. and/or Book/Page No.): 2023101841

Original Principal Amount: \$392,755.00

Outstanding Principal Balance: \$311,923.91

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Parcel 6035:**

**A Parcel of Land being a Portion of Lot 3, Block 16, Denver Connection West Filing No. 1 as recorded under Reception No. 2016106834 in the Records of the City and County of Denver Clerk and Records 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 3 whence the Northeast Corner of said Lot 3 bears North 89°37'19" East with all bearings hereon relative thereto; Thence North 39°37'19" East along the North line of said Lot 3, a Distance of 87.00 feet to the true Point of Beginning; Thence continuing along said North line, North 89°37'19" East a Distance of 30.50 feet to the Northeast Corner of said Lot 3; Thence along the East line of said Lot 3, South 00°22'41" East a Distance of 53.00 feet to a Point of Curvature; Thence along a curve to the right having a Radius of 22.00 feet, a Delta Angle of 90°00'00", an Arc Length of 34.56 feet and whose chord bears South 44°37'19" West a Distance of 31.11 feet; Thence along the South line of said Lot 3, South 39°37'19" West a Distance of 8.50 feet; Thence departing from said South line, North 00°22'41" West, a**

**Distance of 75.00 feet to the Point of Beginning; City and County of Denver, State of Colorado. APN #: 00202-18-044-000**

**Purported common address: 16068 E Elk 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, 12/10/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 26-038342

The 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. 26C00179, Division: Civil**

**Courtroom: 186**

Public Notice is given on May 4, 2026 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver** Court.

The Petition requests that the name of keller noel perez marin be changed to keller noel marin.

First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000462**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Charlene Butler

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: June 06, 2025

County of Recording: Denver

Recording Date of Deed of Trust: June 13, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025058769

Original Principal Amount: \$465,000.00

Outstanding Principal Balance: \$99,633.88

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: 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.**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO AND DESCRIBED AS FOLLOW:**

**PARCEL I:**

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

**PARCEL II:**

**ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR AND THE WALLS OF APARTMENT NO. 10-A (FOR CONVENIENT REFERENCE, NUMBERED AT UNIT NO. 1726) IN BUILDING NO. 42 NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK 15, WINDSOR GARDENS EAST FILING NO. 2,**

**SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON JULY 22, 1969, AT RECEPTION NO. 47750.**

**PARCEL III:**

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

**TOGETHER WITH**

**(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 238 IN PARKING LOT NO. P-14 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE. (2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO. (3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY DESCRIBED ABOVE.**

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

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

**Purported common address: 655 South Alton Way, Unit 10A, Denver, CO 80247.**

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

**NOTICE OF SALE**

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

HEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038263

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

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

**Denver Probate Court**

**Case No. 2026PR30601**

**In the Matter of the Estate of**

**P.P. MANN A/K/A/ PLEASANT P. MANN A/K/A PLEASANT JOHN MANN, Deceased.**

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

Wayne E. Vaden, Esq. (#21026)

SYDNEY C. MERRELL, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile

[w.vaden@cityparklaw.com](mailto:w.vaden@cityparklaw.com)

[s.merrell@cityparklaw.com](mailto:s.merrell@cityparklaw.com)

First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000445**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Charles Martin King Relford AND Luis D Relford

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: August 24, 2020

County of Recording: Denver

Recording Date of Deed of Trust: August 26, 2020

Recording Information (Reception No. and/or Book/Page No.): 2020134261

Original Principal Amount: \$279,837.00

Outstanding Principal Balance: \$246,956.29

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Unit 66,**

**Prospect Park P.B.G. according to the Plat recorded December 30, 1983 in Book 4 at Page 47, and according to the Declaration of Covenants, Conditions and Restrictions of Prospect Park Townhomes recorded September 6, 1984 in Book 3191 at Page 123, and Fourth Annexation recorded April 26, 1995 at Reception No. 9500046675 and re-recorded June 9, 1995 at Reception No. 900067071, more particularly described as follows:**

**That portion of Prospect Park P.B.G. situated in the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:**

**Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter; thence South 00°02'58" East along the West line of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter, 40.00 feet; thence North 89°38'56" East 601.54 feet; thence South 49°01'25" East 31.96 feet; thence South 00°06'04" East 339.38 feet; thence South 89°57'02" West, 174.90 feet; thence South 00°02'58" East, 86.55 feet; thence North 89°53'56" East, 55.34 feet; thence South 00°02'58" East, 42.00 feet; thence South 89°57'02" West, 120.00 feet; thence North 00°02'58" West 16.50 feet; thence South 89°57'02" West, 40.00 feet to the Southeast corner of Unit 63, Prospect Park; thence along the South line of Unit 63, 64 and 65, South 89°57'02" West, 45.00 feet to the True Point of Beginning of Unit 66; thence continuing South 89°57'02" West, 15.00 feet; thence North 00°02'58" West, 42.00 feet; thence North 89°57'02" East, 15.00 feet; thence South 00°02'58" East, 42.00 feet to the True Point of Beginning, City and County of Denver, State of Colorado. APN #: 05203-24-582-000**

**Purported common address: 3300 W Florida Ave Unit 66, 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038206

Intermountain Jewish News

Legal Notices, October 16, 2026

[www.ijn.com/legal-notices](http://www.ijn.com/legal-notices)

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

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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 26C03114, Division: Civil**

**Courtroom: 100K**

Public Notice is given on 10/09/2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of DAZIA CLAUDETTE PAREDES be changed to DAZIA CLAUDETTE HUSEYNOVA.

First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 26C03101, Division: Civil**

**Courtroom: 175**

Public Notice is given on 10/08/2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of CLARA LAZAROFF be changed to CLARA LUNA.

First Publication: October 16, 2026

Second Publication: October 23, 2026

Third Publication: October 30, 2026

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case No. 2026PR30955, Division: 3**

**In the Matter of the Estate of**

**FRANCISCO JURADO a/k/a FRANK JURADO, 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 February 9, 2027, or the claims may be forever barred.

JOSEFINA JURADO PRIEBE

Personal Representative

c/o Miller & Law, P.C.

1900 W. Littleton Boulevard

Littleton, CO80120

KEVIN E. THWING, Esq. Atty. Reg. #: 36113

Attorney for the Personal Representative

Miller & Law, P.C.

1900 W. Littleton Boulevard

Littleton, CO 80120

Phone Number: 303-722-6500

FAX Number: 303-722-9270

E-mail: ket@millerandlaw.com

First Publication: October 9, 2026

Second Publication: October 16, 2026

Third Publication: October 23, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000412**

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

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

Original Grantor(s): James Atkins Overton IV

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

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

Date of Deed of Trust: July 08, 2024

County of Recording: Denver

Recording Date of Deed of Trust: July 15, 2024

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

Original Principal Amount: \$329,670.00

Outstanding Principal Balance: \$321,637.89

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 101 S Grove St, Denver, CO 80219.**

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

**NOTICE OF SALE**

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

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

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

Attorney File # CO27371

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

Denver Probate Court

Denver County, Colorado

Court Address: 1437 Bannock Street, Room 230

Denver, Colorado 80202

**In the Matter of the Determination of Heirs or Devisees or Both and of Interests in Property of: Eva P.**

**Espinosa a/k/a Eva P. Espinoza**

**Deceased**

Case Number: 2026PR31057

**NOTICE OF HEARING BY PUBLICATION TO INTERESTED PERSONS AND OWNERS BY DESCENT OR SUCCESSION**

**PURSUANT TO §15-12-1303, C.R.S.**

**To all interested persons and owners by descent or succession (List all names of interested persons and owners by descent or succession):**

Eva P. Espinosa a/k/a Eva P. Espinoza, DECEASED 03/15/2001; Ronald G. Espinosa a/k/a Ronald G. Espinoza, DECEASED 05/20/2009; Mary I. Espinosa a/k/a Mary I. Espinoza; Felix Espinoza, DECEASED 02/13/1961

A petition has been filed alleging that the above decedent(s) died leaving the following property (including legal description if real property):

**Description of Property Location of Property**

Property 1 The West one-half of Lot 42, all of Lots 43 and 44, Block 32, Adams Gardens, City and County of Denver 3127 W. Walsh Place, Denver, Colorado 80219

The hearing on the petition will be held at the following time and location or at a later date to which the hearing may be continued:

**Date:** November 27, 2026 **Time:** 8:00 am **Address:** 1437 Bannock Street, Room 230, Denver, CO 80202

The hearing will take approximately 30 minutes.

**Note:**

You must answer the petition on or before the hearing date and time specified above.

Within the time required for answering the petition, all objections to the petition must be in writing, filed with the court and served on the petitioner and any required filing fee must be paid.

The hearing shall be limited to the petition, the objections timely filed and the parties answering the petition in a timely manner. If the petition is not answered and no objections are filed, the court may enter a decree without a hearing.

First Publication: October 2, 2026

Second Publication: October 9, 2026

Third Publication: October 16, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000436**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Travis Wayne Nitchman and Stephanie Marie Ybarra

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

Current Holder of Evidence of Debt: NewRez LLC

Date of Deed of Trust: August 24, 2016

County of Recording: Denver

Recording Date of Deed of Trust: August 25, 2016

Recording Information (Reception No. and/or Book/Page No.): 2016114454

Original Principal Amount: \$466,879.00

Outstanding Principal Balance: \$382,249.38

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Parcel 1: A part of Lot 3, Block 27, Stapleton Filing No. 45, City and County of Denver, State of Colorado, more particularly described as follows: COMMENCING at the northwest corner of Lot 5 of said Block 27; thence North 90°00'00" East, along the southerly line of Tract CB of said Block 27, a distance of 106.44 feet to the POINT OF BEGINNING; thence along the northerly, northeasterly and easterly lines of said Lot 3 the following three (3) courses: 1. North 90°00'00" East a distance of 34.47 feet to a point of curve; 2. along the arc of a curve to the right having a radius of 22.00 feet, a central angle of 88°26'26", an arc length of 33.96 feet and whose chord bears South 45°46'47" East a distance of 30.69 feet to a point of compound curve; 3. along the arc of a curve to the right having a radius of 1448.50 feet, a central angle of 1°55'21", an arc length of 48.60 feet and whose chord bears South 00°35'53" East a distance of 48.60 feet to the southeast corner of said Lot 3; thence North 90°00'00" West, along the southerly line of said Block 27, a distance of 56.97 feet to a point that is 105.00 feet easterly of the southwest corner of said Lot 5; thence North 00°00'00" East a distance of 70.00 feet to the POINT OF BEGINNING.**

**Purported common address: 9045 East Prairie Meadow Drive, Denver, CO 80238.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO25879

The 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, El Paso County State of Colorado

Court Address: 270 South Tejon St. Colorado Springs, CO 80903

**In the Matter of the Estate of: JOANNE C.**

**SMILEY a/k/a JOANNE SMILEY,**

**Deceased**

Case Number: 2026PR30603

Division PR1

**NOTICE OF HEARING WITHOUT APPEARANCE PURSUANT TO C.R.P.P. 24**

\*\*\*\*\* Attendance at this hearing is not required or expected. \*\*\*\*\*

**To all interested persons:**

A hearing without appearance on PETITION FOR ADJUDICATION OF INTESTACY AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE.; (name of motion/petition and proposed order) is set at the following date, time, and location:

**Date: November 2, 2026** (Select a future date no less than 14 days from service)

**Time: 8:00 a.m.**

**Address: 270 South Tejon St., Colorado Springs, CO 80903**

**\*\*\*\*\* IMPORTANT NOTICE\*\*\*\*\***

Any interested person wishing to object to the requested action set forth in the attached motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website ([www.courts.state.co.us](http://www.courts.state.co.us)). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

I am acknowledging that I have made a change to the original content of this form.

**VERIFICATION**

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the 25th day of September, 2026, (date) (month) (year) at Northglenn, Colorado (city or other location, and state OR country)

*Petitioner:*

Christopher Turner, #43245

TURNER LAW LLC

11160 Huron St. #33

Northglenn, CO 80234

Phone: 720-593-8295;

Email: [christopher@turnerlawllc.net](mailto:christopher@turnerlawllc.net)

First Publication: October 2, 2026

Second Publication: October 9, 2026

Third Publication: October 16, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**

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

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

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

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

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

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

Date of Deed of Trust: November 01, 2021

County of Recording: Denver

Recording Date of Deed of Trust: November 03, 2021

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

Original Principal Amount: \$200,000.00

Outstanding Principal Balance: \$200,000.00

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

**Purported common address: 3289 Grove Street, Denver, CO 80211.**

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

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

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

First Publication: 9/18/2026

Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/24/2026

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

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

FOSTER GRAHAM MILSTEIN & CALISHER LLP 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO

80209 (303) 962-7075

Attorney File # 28785.0001

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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME**

**Case No. 26C01111, Courtroom: 186**

Public Notice is given on September 21st 2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.

The Petition requests that the name of LIDJO NGANGA BOLONGA be changed to JOSEPH NGANGA BOLONGA.

First Publication: October 2, 2026

Second Publication: October 9, 2026

Third Publication: October 16, 2026

Published: Intermountain Jewish News

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

**Denver Probate Court**

**Case Number: 2026PR30914**

**In the Matter of the Estate of**

**Harriet Edsall, 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 February 9, 2027, or the claims may be forever barred.

RICHARD EDSALL

Personal Representative

292 Partridge Run

Mountainside, New Jersey 07092

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

Attorney for the Personal Representative

Danneil Law, P.C.

2373 Central Park Blvd., Suite 100

Denver, CO 80238

Phone Number: 303-803-1055

E-mail: [amy@danneillawpc.com](mailto:amy@danneillawpc.com)

First Publication: October 9, 2026

Second Publication: October 16, 2026

Third Publication: October 23, 2026

Published: Intermountain Jewish News

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

**District Court, Boulder County**

**Case No. 2026PR30722, Division: 5**

**In the Matter of the Estate of**

**DOUGLAS CLAYBURN TERRY a/k/a DOUGLAS TERRY a/k/a DOUGLAS C. TERRY, 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 Boulder County, Colorado on or before February 2, 2027, or the claims may be forever barred.

Duane Terry, Personal Representative

c/o Frigon & Beversluis Law LLC

Lauren Beversluis, Esq. #30581

7887 E. Belleview Ave., Suite 1100

Englewood, CO 80111

Phone Number (720) 200-4025

Email: [lauren@lbevlaw.com](mailto:lauren@lbevlaw.com)

First Publication: October 2, 2026

Second Publication: October 9, 2026

Third Publication: October 16, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000420**

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

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

Original Grantor(s): Robert Chartier

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

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

Date of Deed of Trust: February 18, 2022

County of Recording: Denver

Recording Date of Deed of Trust: February 22, 2022

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

Original Principal Amount: \$208,550.00

Outstanding Principal Balance: \$192,934.14

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

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

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

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

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

**NOTICE OF SALE**

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

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

First Publication: 9/25/2026

Last Publication: 10/23/2026

Name of Publication: Intermountain Jewish News

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

DATE: 07/31/2026

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

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

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

Attorney File # 26-038174

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

**PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME  
Case No. 26C01050, Courtroom: 170**

Public Notice is given on September 21, 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 MASON BIGGI be changed to MASON KATHOL BIGGI.

First Publication: October 9, 2026

Second Publication: October 16, 2026

Third Publication: October 23, 2026

Published: Intermountain Jewish News

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE NO. 2026-000452**

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

On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ALICE A MARSH

Original Beneficiary(ies): WASHINGTON MUTUAL BANK, FA

Current Holder of Evidence of Debt: LEGACY MORTGAGE ASSET TRUST 2018-RPL2

Date of Deed of Trust: May 30, 2003

County of Recording: Denver

Recording Date of Deed of Trust: June 23, 2003

Recording Information (Reception No. and/or Book/Page No.): 2003124369

Original Principal Amount: \$115,000.00

Outstanding Principal Balance: \$44,650.47

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

**UNIT 302, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE B26 AND STORAGE SPACE, NO. 38, ACCORDING TO THE CONDOMINIUM DECLARATION FOR PARK WASHINGTON CONDOMINIUMS RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077050, AND FIRST AMENDMENT RECORDED DECEMBER 28, 1982, IN BOOK 2716 AT PAGE 294, AND THE MAP THEREOF RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077051, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON AUGUST 26, 2016 AT RECEPTION NO. 2016114807.**

**Purported common address: 669 WASHINGTON ST #302, DENVER, CO 80203.**

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

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON AUGUST 26, 2016 AT RECEPTION NO. 2016114807 TO CORRECT THE LEGAL DESCRIPTION.

**NOTICE OF SALE**

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/14/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 10818417

The 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. 2026-000427**

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

On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): Oneida Shields, LLC

Original Beneficiary(ies): Velocity Commercial Capital, LLC

Current Holder of Evidence of Debt: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2026-P1

Date of Deed of Trust: January 30, 2026

County of Recording: Denver

Recording Date of Deed of Trust: February 03, 2026

Recording Information (Reception No. and/or Book/Page No.): 2026008416

Original Principal Amount: \$568,500.00

Outstanding Principal Balance: \$568,500.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**Unit 200 and Unit 201, 2253 S. Oneida Condominiums, according to the Condominium Map thereof, recorded on April 25, 2019 at Reception No. 2019049828 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 2253 S. Oneida Condominiums recorded on February 11, 2019 at Reception No. 2019016492 in said records, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions and Condominium Map of 2253 S. Oneida Condominiums recorded February 28, 2019 at Reception No. 2019023792, and Second Amendment to Declaration of Covenants, Conditions and Restrictions and Condominium Map of 2253 S. Oneida Condominiums as recorded August 10, 2022 at Reception No. 2022105924, in said records, City and County of Denver, State of Colorado.**

**Purported common address: 2253 South Oneida Street, Unit 200 & Unit 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, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com/>. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

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

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

Attorney File # 8407.030

The 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 #  |
|------------------------------|--------|
| 2004 FORD TAURUS             | 196508 |
| 1996 CHEVROLET K1500         | 149865 |
| 2003 HONDA CR-V              | 030127 |
| 2006 DODGE GRAND CARAVAN     | 511585 |
| 2016 CHEVROLET CRUZE         | 301629 |
| 2004 FORD F150               | B19653 |
| 2006 HONDA CIVIC             | 570759 |
| 2011 CHEVROLET EXPRESS G3500 | 182133 |
| 2014 CHRYSLER 200            | 238090 |
| 2011 CHEVROLET EQUINOX       | 337112 |
| 2009 MAZDA CX-9              | 170762 |
| 2001 MERCEDES-BENZ C240      | 000365 |
| 2012 VOLKSWAGEN PASSAT       | 091320 |
| 2012 HYUNDAI SANTA FE        | 152867 |
| 2014 FORD F150               | B01244 |
| 2015 BUICK ENCORE            | 083229 |
| 2003 HONDA ODYSSEY           | 157060 |

|                             |        |
|-----------------------------|--------|
| 2009 HYUNDAI GENESIS        | 022079 |
| 2008 NISSAN SENTRA          | 658064 |
| 2007 HONDA ACCORD           | 102185 |
| 2016 NISSAN VERSA           | 392932 |
| 2013 MAZDA MAZDA3           | 751891 |
| 1989 TOYOTA CELICA          | 358840 |
| 2008 PONTIAC G5             | 314488 |
| 2007 LAND ROVER RANGE ROVER | 243103 |
| 1900 TRAILER TRAILER        | 111111 |
| 2001 CHEVROLET BLAZER       | 255004 |
| 2007 MAZDA MAZDA3           | 653615 |
| 2015 NISSAN JUKE            | 508128 |
| 2010 CHEVROLET AVEO         | 086305 |
| 2025 CHEVROLET TRAX         | 143697 |
| 2001 CHEVROLET MALIBU       | 557543 |
| 2011 MITSUBISHI LANCER      | 032132 |
| 1996 TOYOTA COROLLA         | 384085 |
| 2009 AUDI A4                | 025973 |
| 2008 FREIGHTLINER M2        | AA4730 |
| 2006 TOYOTA SIENNA          | 522523 |
| 1997 FORD F250              | A73480 |
| 2009 HYUNDAI SANTA FE       | 326192 |
| 2012 CHEVROLET SONIC        | 137603 |
| 2006 DODGE RAM 1500         | 614235 |
| 2002 HONDA ACCORD           | 020037 |
| 2014 MAZDA MAZDA3           | 198736 |
| 2004 VOLKSWAGEN TOUAREG     | 054850 |
| 2012 DODGE CARAVAN          | 325281 |
| 2004 FORD MUSTANG           | 115915 |
| 2004 HONDA ODYSSEY          | 028819 |
| 2010 LINCOLN TOWNCAR        | 607059 |
| 2020 FORD RANGER            | A06189 |
| 1998 GMC YUKON              | 726059 |
| 2008 CHEVROLET IMPALA       | 212966 |
| 2007 TOYOTA HIGHLANDER      | 045530 |
| 2007 FORD EXPLORER          | B22101 |
| 2004 KIA SORENTO            | 296294 |
| 2003 FORD F150              | C34283 |
| 2006 FORD EXPLORER          | A34550 |
| 2003 TOYOTA CAMRY           | 158738 |
| 2000 HOMEMADE TRAILER       | NO VIN |
| 2003 HONDA ODYSSEY          | 135208 |
| 2006 FORD EXPLORER          | B47899 |
| 2004 PORSCHE CAYENNE        | A92611 |
| 2001 CHEVROLET TRACKER      | 959538 |
| 2008 TOYOTA CAMRY           | 057690 |

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**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 #  |
|----------------------|--------|
| 2003 TOYOTA COROLLA  | 063484 |
| 1998 HONDA ACCORD    | 017024 |
| 1989 HONDA HONDA     | 123813 |
| 2009 SUBARU FORESTER | 738106 |
| 2019 NISSAN SENTRA   | 303957 |

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**COMBINED NOTICE - PUBLICATION  
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000466**

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

On August 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.

Original Grantor(s): ABBE E MITCHELL

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

Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

Date of Deed of Trust: January 30, 2019

County of Recording: Denver

Recording Date of Deed of Trust: February 07, 2019

Recording Information (Reception No. and/or Book/Page No.): 2019013205

Original Principal Amount: \$455,000.00

Outstanding Principal Balance: \$401,825.35

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 of the terms thereof

**THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

**THE EAST 60 FEET OF LOTS 1 TO 4, BLOCK 73, EVANSTON, THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**Purported common address: 1940 E VASSAR AVENUE, DENVER, CO 80210.**

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

**NOTICE OF SALE**

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

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

First Publication: 10/16/2026

Last Publication: 11/13/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/21/2026

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

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

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

Attorney File # 00000010881944

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