District Court, Adams County State of Colorado
Court Address:
1100 Judicial Center Drive Brighton, CO 80601
In the Matter of the Estate of: RUSSELL SCHLUNDT
Deceased

Case Number: **2024PR30413**
Division T Courtroom 306

NOTICE OF HEARING WITHOUT APPEARANCE ON PETITION FOR FINAL SETTLEMENT
******** Attendance at this hearing is not required or expected. *********

To all interested persons:
A hearing without appearance on the PETITION FOR FINAL SETTLEMENT, FINAL ACCOUNTING, and proposed ORDER FOR FINAL SETTLEMENT is set at the following date, time, and location or at a later date to which the hearing may be continued.
Date: November 30, 2026 (Select a future date no less than 14 days from service)
Time: 8:00 a.m.
Address:1100 Judicial Center Drive, Brighton, CO 80601
NOTE: These pleadings request the court's order on the determination of heirship for this estate, request the final resolution for any and all claims against the estate through approval of the final accounting, and requests the court's approval for the final distribution of the estate.
Date: October 23, 2026

******* IMPORTANT NOTICE*******
Interested persons have the responsibility to protect their own rights and interests within the time and in the manner provided by the Colorado Probate Code, including the appropriateness of claims paid, the compensation of personal representatives, attorneys, and others, and the distribution of estate assets. The court will not review or adjudicate these or other matters unless specifically requested to do so by an interested person.
Any interested person wishing to object to the petition must file a specific 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 and the personal representative. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the 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.
Actual distribution of estate assets normally does not occur at the hearing.

VERIFICATION
I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct. Executed on the 23rd day of October, 2026.
(date) (month) (year)
at Northglenn, Colorado (city or other location, and state OR country)
Signature of Person Giving Notice or Attorney
Public Administrator: Christopher Turner, #43245 TURNER LAW LLC
11160 Huron St. #33
Northglenn, CO 80206
Phone/Fax 720-593-8295; christopher@turnerlawllc.net
First Publication: October 30, 2026
Second Publication: November 6, 2026
Third Publication: November 13, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000483
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Irma Gutierrez
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 05, 2020
County of Recording: Denver
Recording Date of Deed of Trust: October 12, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020167738
Original Principal Amount: $363,298.00
Outstanding Principal Balance: $319,593.29
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.
LOT 5, BLOCK 3, MONTBELLO NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4852 Carson Street, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1059722-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. 2026-000450

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. 2026-000432

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. 2026-000438

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. 2026-000434

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. 2026-000487

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Geraint Beynon
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., Its Successors and Assigns
Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-25, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-25
Date of Deed of Trust: November 12, 2004
County of Recording: Denver
Recording Date of Deed of Trust: December 08, 2004
Recording Information (Reception No. and/or Book/Page No.): 2004250336
Original Principal Amount: $153,750.00
Outstanding Principal Balance: $79,426.18

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 20 AND 21, BLOCK 10, DOWNINGS ADDITION TO NORTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4119 Navajo St, Denver, CO 80211-2535.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1060462-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. 2026-000461

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. 2026-000453

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. 2026-000492

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice 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 A. Barbour
Original Beneficiary(ies): Key Mortgage Corporation, LLC
Current Holder of Evidence of Debt: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust
Date of Deed of Trust: October 08, 2003
County of Recording: Denver
Recording Date of Deed of Trust: October 15, 2003

Recording Information (Reception No. and/or Book/Page No.): 2003216083
Original Principal Amount: $265,000.00
Outstanding Principal Balance: $109,349.92
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 17, AND THE NORTH 1/2 OF LOT 18, AND THE SOUTH 2 1/2 FEET OF LOT 16, BLOCK 8, FIRST RESUBDIVISION OF BRYN MAWR, CITY AND COUNYTY OF DENVER.
Purported common address: 765 South Downing Street, Denver, CO 80209.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : Affidavit Re: Scrivener's Error Pursuant to C.R.S.§38-35-109(5) recorded in the records of Denver County, Colorado, on 1/19/2010 at Reception No. 2010006619 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1060316-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. 2026-000462

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.
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 # 26-038263
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.

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. 2026-000497

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice 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 Little Birds Salon LLC
Original Beneficiary(ies): Midwest Regional Bank
Current Holder of Evidence of Debt: Midwest Regional Bank
Date of Deed of Trust: May 17, 2023
County of Recording: Denver
Recording Date of Deed of Trust: May 18, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023045482
Original Principal Amount: $681,000.00
Outstanding Principal Balance: $663,027.27
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make monthly payments on the Evidenced of Debt, as required under said Deed of Trust and the Evidence of Debt secured thereby
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
PARCEL 1: UNIT 101, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL 2: UNITS G-15 AND G-16, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
The Real Property or its address is commonly known as 837 E. 17TH AVENUE, UNITS 101, G-15 & G16, DENVER, CO 80218. The Real Property tax identification number is 02354-08-052- 052; 02354-08-096-096; 02354-08-097-097.
Purported common address: 837 E. 17th Avenue, Units 101, G-15 & G-16, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust: plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HARVEY L. KRAMER #31239
KRAMER LAW LLC 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 (303) 282-4342
Attorney File # Little Birds
The Attorney above is acting as a debt collector and is attempting 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. 2026-000494

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Danny L. Johnson
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Date of Deed of Trust: October 16, 2012
County of Recording: Denver
Recording Date of Deed of Trust: November 21, 2012
Recording Information (Reception No. and/or Book/Page No.): 2012161268
Original Principal Amount: $75,100.00
Outstanding Principal Balance: $52,059.76
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Unit 301, Petite Maisons Condominiums, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Petite Maisons Condominiums, recorded on August 29, 1996 as Reception No. 9600120777 and the Map recorded on August 29, 1996, as Reception No. 9600120778, City and County of Denver, Colorado records,
County of Denver,
State of Colorado.
APN #: 05022-33-036-036
Purported common address: 1140 Downing Street #301, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038417
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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. 2026-000499

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

On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Dennis H Tyler, Margaret D Tyler
Original Beneficiary(ies): Wells Fargo Bank, N.A.
Current Holder of Evidence of Debt: NewRez LLC dba Shellpoint Mortgage Servicing
Date of Deed of Trust: December 22, 2010
County of Recording: Denver
Recording Date of Deed of Trust: December 29, 2010
Recording Information (Reception No. and/or Book/Page No.): 2010152672
Original Principal Amount: $92,200.00
Outstanding Principal Balance: $62,806.79
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 134, BLOCK 2, RAIN TREE, MORE PARTICULARLY DESCRIBED ON LOT LOCATION MAP, RECORDED IN BOOK 548 AT PAGE 474, TOGETHER WITH THE RIGHTS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 548 AT PAGE 476, AND AMENDMENT RECORDED IN BOOK 564 AT PAGE 311, AND TOGETHER WITH A PARKING AND STORAGE EASEMENT APPURTENANT SHOWN AS EASEMENT NO. 3 ON EASEMENT LOCATION MAP NO. 2, RECORDED IN BOOK 550 AT PAGE 468, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1225 S Oneida St 246, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1061519-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. 2026-000493

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Ronald E. Collins
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation dba Liberty Reverse Mortgage, Its Successors and Assigns
Current Holder of Evidence of Debt: Finance of America Reverse LLC
Date of Deed of Trust: October 07, 2022
County of Recording: Denver
Recording Date of Deed of Trust: October 14, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022131132
Original Principal Amount: $495,000.00
Outstanding Principal Balance: $203,520.43
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The failure to make timely tax and insurance payments under said Deed of Trust and the Evidence of Debt secured thereby .
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 22, 23, AND THE SOUTH 5 FEET OF LOT 24, BLOCK 15, CAWKERS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 4830 Saint Paul 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1058893-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. 2026-000435

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. 2026-000480

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. 2026-000466

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.

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. 2026-000476

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. 2026-000482

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.**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. 2026-000477

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 will all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof **THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**

CONDOMINIUM UNIT NO. 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.**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 #
1993 MITSUBISHI MIGHTY MAX	005964
2015 VOLKSWAGEN JETTA	281500
1999 FORD EXPLORER	C40432
2015 LINCOLN NAVIGATOR	J00717
2008 CHEVROLET IMPALA	276642
1997 ACURA TL	010065
2012 AUDI Q5	054455
2015 MERCEDES-BENZ C300	080933
2009 MERCEDES-BENZ E 350	387878
2014 SUBARU LEGACY	005559
2005 INFINITI G35X	300368
1993 GMC SIERRA	545849
2015 HONDA CR-V	094114
2013 FIAT 500	750104
2005 BMW 545I	116488
2008 MAZDA MAZDA3	142441
2017 FORD FOCUS	121369
1999 FORD E-150	C07018
2000 CHRYSLER SEBRING	245753
2006 VOLKSWAGEN NEW BEETLE	408136
2007 AUDI A6	057043
2004 FORD F350	D91689
1999 CHEVROLET TAHOE K1500	369554
2001 BMW X5	M77061

Date of 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 Number: 2026PR31122
NOTICE TO CREDITORS
In the Matter of the Estate of
WILLIAM RAYMOND HOPPER, Jr. a/k/a WILLIAM RAYMOND HOPPER, a/k/a WILLIAM R. HOPPER, Jr., a/k/a WILLIAM R. HOPPER, a/k/a WILLIAM HOPPER, 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 or on or before February 20, 2027, or the claims may be forever barred.
MICHELLE ADAMS, Esq. Atty. Reg. #: 29163
Attorney for the Personal Representative
Law Office of Michelle Adams
6155 S. Main Street #270
Aurora, CO80016
Phone Number: (720) 432-9685
E-mail: madams@coloradofamilylegacy.com
First Publication: October 30, 2026
Second Publication: November 6, 2026
Third Publication: November 13, 2026

Intermountain Jewish News
Legal Notices, October 30, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Published: Intermountain Jewish News

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. 2026-000436

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.

SHERIFFS NOTICE OF SALE
PER C.R.S. § 38-38-103
(Sheriff Foreclosure)

Denver County Sheriff Sale No. 26006750
This Combined Notice Concerns a Foreclosure Described as Follows:
Original Debtor on the Lien Being Foreclosed: Julie R. Wiley
Original Lien Claimant on the Lien Being Foreclosed: Delano Properties LLC
Current Holder ("Holder") of the Evidence of Debt ("Debt") Secured by the Lien Being Foreclosed: Delano Properties LLC
Date of Court Order Authorizing the Foreclosure: June 29, 2026
Original Principal Balance of Secured Indebtedness: $250,000.00
Outstanding Principal Balance of Secured Indebtedness: $250,000.00 as of June 3, 2026. This sum does not include additional interest or other amounts allowed by law.
YOU ARE NOTIFIED AS FOLLOWS:
A proceeding was commenced by the above-referenced Holder to levy and execute on a Judgment entered in the Denver County District Court, State of Colorado, Case No. 2025CV34144.
The above-referenced Court ordered a foreclosure on certain property secured by the Judgment. The undersigned Sheriff has been commanded to sell the following real property which is the subject of this Combined Notice:
Lot 11,
Block 1,
Chaffee Park Heights,
City and County of Denver
State of Colorado
Commonly known as 4801 Shoshone Street, Denver, Colorado (the "**Property**").
The violation of the covenant of the evidence of debt upon which the foreclosure is based is as follows: Failure to satisfy the Judgment.
You may have an interest in the Property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject Property as a result of said foreclosure. You may have the right to redeem the Property or

you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale
Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.
In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.
THEREFORE, AT 10:00 a.m., on the 17th day of December, 2026, at , at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202, phone number 720-865-9556, the undersigned Sheriff will sell the Property at public auction to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law. Please telephone the Denver County Sheriff, Civil Division, two business days prior to the sale to ascertain the amount of this bid.
BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT
PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
The name, address, business telephone number, and Colorado bar registration number of the attorney for the Holder are as follows:
Christopher J. Conant, Esq.
Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200, Denver, CO 80202
Telephone: (303) 298-1800
Attorney Reg. No. 40269
DATED at Denver, Colorado this 23rd day of September, 2026.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: October 23rd, 2026
Last Publication: November 20th, 2026
Published In: The Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000497

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice 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 Little Birds Salon LLC
Original Beneficiary(ies): Midwest Regional Bank
Current Holder of Evidence of Debt: Midwest Regional Bank
Date of Deed of Trust: May 17, 2023
County of Recording: Denver
Recording Date of Deed of Trust: May 18, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023045482
Original Principal Amount: $681,000.00
Outstanding Principal Balance: $663,027.27
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make monthly payments on the Evidenced of Debt, as required under said Deed of Trust and the Evidence of Debt secured thereby
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
PARCEL 1: UNIT 101, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL 2: UNITS G-15 AND G-16, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
The Real Property or its address is commonly known as 837 E. 17TH AVENUE, UNITS 101, G-15 & G16, DENVER, CO 80218. The Real Property tax identification number is 02354-08-052- 052; 02354-08-096-096; 02354-08-097-097.
Purported common address: 837 E. 17th Avenue, Units 101, G-15 & G-16, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust: plus attorneys' fees, the expenses of sale and other items allowed

by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HARVEY L. KRAMER #31239
KRAMER LAW LLC 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 (303) 282-4342
Attorney File # Little Birds
The Attorney above is acting as a debt collector and is attempting 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. 2026-000458

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. 2026-000469

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. 2026-000491

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Joel Sutton
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: December 23, 2016
County of Recording: Denver
Recording Date of Deed of Trust: January 03, 2017

Recording Information (Reception No. and/or Book/Page No.): 2017000477
Original Principal Amount: $235,653.00
Outstanding Principal Balance: $195,261.83
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 14, BLOCK 4, DEER TRAIL FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO
PARCEL ID NUMBER: 0124111014000
Purported common address: 4500 Dillon St, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-033930
The Attorney above is acting as a debt collector and is attempting 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. 2026-000451

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. BADDAH #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 Lienee 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
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. 2026-000445

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000498

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Luis Garcia and Hortencia E. Tizcareno
Original Beneficiary(ies): Wells Fargo Bank N.A.
Current Holder of Evidence of Debt: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Date of Deed of Trust: December 22, 2017
County of Recording: Denver
Recording Date of Deed of Trust: December 29, 2017
Recording Information (Reception No. and/or Book/Page No.): 2017169425
Original Principal Amount: $255,000.00
Outstanding Principal Balance: $227,500.68
Pursuant to CRS §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 36, Block 1, Green Valley Ranch Filing No. 16, City and County of Denver, State of Colorado.
Purported common address: 4115 Dunkirk Ct, Denver, CO 80249-7117.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO27816
The Attorney above is acting as a debt collector and is attempting 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. 2026-000459

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. 2026-000457

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.

NOTICE OF SALE BY
AJ Towing LLC
4300 Hudson Mile Rd.
Watkins CO 80136
(303) 900-0076

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

YEAR/MAKE/MODEL	VIN #
2015 JEEP PATRIOT	**372270**
2024 Mitsubishi Outlander	**036595**

Date of Publication: October 30, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Douglas County
Case No. 2026PR030492
In the Matter of the Estate of
ISABELLA SPEKTOR, 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 30, 2027, or the claims may be forever barred.
SARAH L. GOLOMBEK, Esq., #37671
Attorney for the Personal Representative, Anna Spektor
The Law Office of Sarah L. Golombek, LLC
3900 East Mexico Ave., Suite 300
Denver, CO 80210
Phone Number:720-305-9900
FAX Number: 303-927-0809
E-mail: Sarah@golombeklaw.com
First Publication: October 30, 2026
Second Publication: November 6, 2026
Third Publication: November 13, 2026
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C00645, Division: Civil
Courtroom: 170

Public Notice is given on July 13, 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 Keyona
Eva-Lazell foster Ewing be changed to Eva Lazell Ewing.
First Publication: October 30, 2026
Second Publication: November 6, 2026
Third Publication: November 13, 2026
Published: Intermountain Jewish News

Denver Probate Court
1437 Bannock Street, Rm. 230
Denver, CO 80202

NOTICE OF HEARING BY PUBLICATION PURSUANT TO §15-10-401, C.R.S.
Case Number: 26PR579

To: UNKNOWN HEIRS
Last Known Address, if any: 1300 Broadway 10th floor, Denver, CO80203
A hearing on Petition for Adjudication (title of pleading) for (brief description of relief requested) will be held at the following time and location or at a later date to which the hearing may be continued:
Date: 12-1-2026
Time: 8:00 am
Courtroom or Division: 230
Address: Denver Probate Court, 1437 Bannock Street, Rm. 230 Denver, CO80202
The hearing will take approximately 1 hour.
CHONDA LOVE
Person Giving Notice
3327 N. Adams St.
Denver, CO 80205
First Publication: October 30, 2026
Second Publication: November 6, 2026
Third Publication: November 13, 2026
Published: Intermountain Jewish News

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold "AS IS" at **V.I.P. TOWING & RECOVERY, LLC.**, 5301 Lincoln St., Denver, CO 80216. Phone: 720-621-0478.
NO Warranty's given or implied:

YEAR/MAKE/MODEL	**VIN**
2005 Scion xb	024252
1976 Airstream Silverstream	761266
2011 Ford E-series	A70331
2006 Mercury Milan	663158

Date of Publication: October 30, 2026
Published: Intermountain Jewish News

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

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

YEAR/MAKE/MODEL	**VIN #**
2011 HYUNDAI TUCSON	**314387**
1985 PORSCHE 944	**401376**

2003 MITSUBISHI ECLIPSE 119152
1972 FORD MUSTANG 110115
2006 MAZDA MAZDA3 501003
2006 NISSAN ALTIMA 409274
2007 HONDA CIVIC 520265
2008 MERCEDES-BENZ GL450 367371
2015 CHEVROLET SPARK 788452
Date of Publication: October 30, 2026
Published: Intermountain Jewish News

Public Notice for vehicles
to be sold by VILLALOBOS TOWING, LLC
5175 York ST.
Denver, CO 80216
720-299-3456
P.U.C. #T-04661

Year/Make/Model	Vin #
2006 TOYOTA HIGHLANDER	011617
1972 VOLKSWAGEN BEETLE	058199
2006 CHRYSLER 300	510086
2010 SUBARU OUTBACK	349924
2022 FORD MUSTANG MACH-E	A04734
1978 CASUAL MOTORHOMES MOTORHOME	N85138

Date of Publication: October 30, 2026
Published: Intermountain Jewish News

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. 2026-000449

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. 2026-000495

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Ofelia P. Gonzalez
Original Beneficiary(ies): Wilmington Finance, a division of AIG Federal Savings Bank
Current Holder of Evidence of Debt: The Bank of New York Mellon, formerly known as The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1
Date of Deed of Trust: January 25, 2005
County of Recording: Denver
Recording Date of Deed of Trust: February 08, 2005
Recording Information (Reception No. and/or Book/Page No.): 2005022586
Original Principal Amount: $221,000.00
Outstanding Principal Balance: $161,085.35
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 1, BLOCK 66, HARVEY PARK ADDITION, NINTH FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 2539 South Tennyson Way, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1053576-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. 2026-000485

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

On August 28, 2026, the undersigned Public Trustee caused the Notice 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 L. MCCOLLUM, Trustee of the Mary L. McCollum Living Trust, dated November 15, 2000, amended and restated August 20, 2019 and Mary L. McCollum
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, 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: November 24, 2021
County of Recording: Denver
Recording Date of Deed of Trust: December 02, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021221497
Original Principal Amount: $900,000.00
Outstanding Principal Balance: $361,393.42
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The undersigned, on behalf of the Holder, gives notice and declares a violation of the covenants of said Deed of Trust including: but not limited to the death of the Borrower.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 13, BLOCK 1, POINT SOUTH FILING NO. 2, COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 2991 S VALENTIA STREET, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO27569
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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 Aragonez 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 Recorders Office, Located in the North One-half of Section 20, Township 3 South, Range 66 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, Being More Particularly described as follows:
Commencing at the Northwest Corner of said Lot 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" Eastalong 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.

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.
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. 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

Intermountain Jewish News
Legal Notices, October 30, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037989
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. 2026-000481

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 COUNTV OF DENVER STATS 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. 2026-000468

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. 2026-000437

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.

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

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

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

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. 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
s.merrell@cityparklaw.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.
Denver Probate Court
Case No. 26PR31101
In the Matter of the Estate of
DEBRA ANN GINSBURG, a/k/a Debra
Ginsburg and Debbie Ginsburg, Deceased.

All persons having claims against the above named estate are required to present them to the personal representative or to Denver Probate Court of the City and County of Denver, Colorado, on or before February 23, 2027, or the claims may be forever barred.

JEFFREY LEE GINSBURG
Personal Representative
3443 S. Galena St., Suite 180
Denver, CO 80231

Mark R. Lewis, Atty. Reg. #: 7268
Attorney for the Personal Representative
Mark R. Lewis, P.C.
P.O. Box 370687
Denver, CO 80237
Phone Number: 303-745-5200
First Publication: October 23, 2026
Second Publication: October 30, 2026
Third Publication: November 6, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Denver County
Case No. 2026PR31063
In the Matter of the Estate of
GEORGE VINCENT SMITH, 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 Denver, County, Colorado on or before 03/20/2027 or the claims may be forever barred.

BRIAN KOPINSKY
Personal Representative
5405 E. 2nd Ave.,
Denver, CO 80220

RICHARD GROSS, Atty. Reg. #: 16008
Attorney for the Personal Representative
1010 S. Joliet St., #205
Aurora, CO 80012
Phone Number:(303) 358-9347
E-mail: rgross1806@aol.com
First Publication: October 23, 2026
Second Publication: October 30, 2026
Third Publication: November 6, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION
District Court, Douglas County

Intermountain Jewish News
Legal Notices, October 30, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

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. 2026-000473

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 25, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): The Wright Properties. LLC A Colorado Limited Liability Company
Original Beneficiary(ies): LendingOne, LLC, a Delaware Limited Liability Company
Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Date of Deed of Trust: December 14, 2021
County of Recording: Denver
Recording Date of Deed of Trust: December 15, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021228419
Original Principal Amount: $3,297,075.00
Outstanding Principal Balance: $3,055,796.16
Pursuant to CRS §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.
1. PROPERTY COMMONLY KNOWN AS: 1750 SOUTH YUMA STREET, DENVER, CO 80223
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: ALL OF LOT 5, EXCEPT THE NORTH 25 FEET THEREOF, AND ALL OF LOT 6, EXCEPT THE SOUTH 45 FEET THEREOF, BLOCK 26, GUNNISON HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
2. PROPERTY COMMONLY KNOWN AS: 1660 SOUTH ZUNI STREET, DENVER, CO 80223
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 13, BLOCK 6, GUNNISON HEIGHTS FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
3. PROPERTY COMMONLY KNOWN AS: 1225 SOUTH MARIPOSA STREET, DENVER, CO 80223
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 43 AND 44, BLOCK 6, MANCHESTER HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
4. PROPERTY COMMONLY KNOWN AS: 1520 SOUTH XAVIER STREET, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 3, BLOCK 3, SHERIDAN MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
5. PROPERTY COMMONLY KNOWN AS: 1190 SOUTH WINONA COURT, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 10, BLOCK 2, MISSISSIPPI HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
6. PROPERTY COMMONLY KNOWN AS: 1830 SOUTH LOWELL BOULEVARD, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 4, BLOCK 9, MUSE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
7. PROPERTY COMMONLY KNOWN AS: 4865 WEST 2ND AVENUE, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 120 FEET OF THE WEST 53.94 FEET OF THE EAST 245.76 FEET OF BLOCK 1, HILL AND WEBSTER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

8. PROPERTY COMMONLY KNOWN AS: 117 SOUTH DECATUR STREET, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 19 AND 20, BLOCK 2, ADOLPH RAUH ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
9. PROPERTY COMMONLY KNOWN AS: 2090 SOUTH IRVING STREET, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF LOTS 13 AND 14, BLOCK 8, BURN'S BRENTWOOD SUBDIVISION FILING NO.1 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PROPERTY COMMONLY KNOWN AS: 1039 SOUTH PATTON COURT, DENVER, CO 80219
10. THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 39 AND 40, BLOCK 16, KENTUCKY GARDENS ANNEX, CITY AND COUNTY OF DENVER STATE OF COLORADO.
11. PROPERTY COMMONLY KNOWN AS: 629 STUART STREET, DENVER, CO 80204
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 49 AND 50, EXCEPT THE REAR 6 FEET OF SAID LOTS, BLOCK 27, WINDSOR, CITY AND COUNTY OF DENVER STATE OF COLORADO.
Purported common address: See Legal Description, Denver, CO .
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/25/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1055042-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE TO CREDITORS BY PUBLICATION
District Court, Douglas County
Case No. 2026PR30431, Division: A
In the Matter of the Estate of
Mark R. Lewis a/k/a Mark Richard Lewis and Mark Lewis, 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 23, 2027, or the claims may be forever barred.

Kristi Kaye Greenway
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 23, 2026
Second Publication: October 30, 2026
Third Publication: November 6, 2026
Published: Intermountain Jewish News

Intermountain Jewish News
Legal Notices, October 30, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

NOTICE OF SALE

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

YEAR/MAKE/MODEL/TYPE	VIN
2016 Honda HR-V	744506
2005 Honda Accord	149155
2006 Pontiac Grand	268567
2004 Ford Mustang	112910
2006 Toyota Camry	622889
2008 Ford F-150	A09225
2015 Subaru Forester	448699
2010 Jeep Compass	557751
2011 BMW 3 Series	M76856
2010 Hino 338	S51489
2008 Dodge Grand Caravan	171653
2007 GMC C5500	904145
2011 Toyota Prius	298625
2009 Nissan Altima	440208
2010 Pontiac G6	166440

Date of Publication: October 30, 2026
Published: Intermountain Jewish News

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.
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 # 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 TO CREDITORS BY PUBLICATION
Denver Probate Court
Case No. 2026PR30638, Division: 3
In the Matter of the Estate of
Robert Scullion, 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 23, 2027, or the claims may be forever barred.

Elizabeth Rosenblum
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 23, 2026
Second Publication: October 30, 2026
Third Publication: November 6, 2026
Published: Intermountain Jewish News

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
12075 E. 45th Avenue, Suite 100-B
Denver, CO 80239
(303) 377-2933 Voice
(303) 377-2834 Facsimile
w.vaden@cityparklaw.com
s.merrell@cityparklaw.com
First Publication: 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. 2026-000490

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Jeffrey Minoza
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: February 23, 2024
County of Recording: Denver
Recording Date of Deed of Trust: February 29, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024016729
Original Principal Amount: $241,656.00
Outstanding Principal Balance: $236,200.58
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 thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT NO. 126, BUILDING K, WOODSTREAM FALLS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON APRIL 13, 1978 IN BOOK 1638 AT PAGE 526 AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JANUARY 10, 1980 IN BOOK 2086 AT PAGE 176 AND THE CONDOMINIUM MAP RECORDED ON APRIL 13, 1978 IN BOOK 6 AT PAGE 75 OF THE DENVER COUNTY RECORDS, AS AMENDED BY SURVEYOR'S STATEMENT RECORDED OCTOBER 12, 1979 IN BOOK 2028 AT PAGE 580, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. C-197, CITY AND COUNTY OF DENVER, STATE OF COLORADO .
PARCEL ID NUMBER: 06274-02-126-126
Purported common address: 9700 E. Iliff Avenue, Unit K126, 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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-036506
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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.