Intermountain Jewish News
Legal Notices, October 9, 2026
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COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000410

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Sarik Morm
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: May 16, 2018
County of Recording: Denver
Recording Date of Deed of Trust: May 17, 2018
Recording Information (Reception No. and/or Book/Page No.): 2018058539
Original Principal Amount: $338,751.00
Outstanding Principal Balance: $299,258.64
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 14, BLOCK 2, GREEN VALLEY RANCH FILING NO. 65, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 21101 Randolph Place, Denver, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 23-029392
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000426

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Milwaukee Development, LLC
Original Beneficiary(ies): Indicate Capital REIT, LLC
Current Holder of Evidence of Debt: Indicate Capital REIT, LLC
Date of Deed of Trust: September 06, 2023
County of Recording: Denver
Recording Date of Deed of Trust: September 18, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023089300
Original Principal Amount: $906,100.00
Outstanding Principal Balance: $906,100.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 42 and the South 18 3/4 feet of Lot 43, Block 15, Broadway Heights, Second Filing, City and County of Denver, State of Colorado
Purported common address: 425 South York Street, Denver, CO 80209.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.004
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000456

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 636 S. Gilpin, LLC
Original Beneficiary(ies): Indicate Capital REIT, LLC
Current Holder of Evidence of Debt: Indicate Capital REIT, LLC
Date of Deed of Trust: July 16, 2025
County of Recording: Denver
Recording Date of Deed of Trust: July 29, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025072011
Original Principal Amount: $1,254,000.00
Outstanding Principal Balance: $1,254,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 32, and the North 1/2 of Lot 31, Block 15, Bohm's Subdivision, 2nd Filing, City and County of Denver, State of Colorado Purported common address: 869 South Williams Street, Denver, CO 80209.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228

MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.003
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

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. 2026-000451

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

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

First Publication: October 2nd, 2026
Last Publication: October 30th, 2026
Name of Publication: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000449

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Erick Harding
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for PennyMac Loan Services, LLC Its Successors and Assigns
Current Holder of Evidence of Debt: PennyMac Loan Services, LLC
Date of Deed of Trust: May 22, 2024
County of Recording: Denver
Recording Date of Deed of Trust: June 04, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024049447
Original Principal Amount: $265,590.00
Outstanding Principal Balance: $260,532.73
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
CONDOMINIUM UNIT 103, TOGETHER WITH PARKING SPACE 17, PEARL PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FOR PEARL PARK CONDOMINIUMS RECORDED DECEMBER 7, 1998, AT RECEPTION NO. 9800205102, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED DECEMBER 7, 1998 AT RECEPTION NO. 9800205103, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 655 North Pearl Street #103, Denver, CO 80203.
THE PROPERTY DESCRIBED HEREIN IS A PORTION OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1059409-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000464

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Marjorie I. Baade
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC
Date of Deed of Trust: October 20, 2022
County of Recording: Denver

Recording Date of Deed of Trust: October 25, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022134494
Original Principal Amount: $637,500.00
Outstanding Principal Balance: $173,808.62
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: This is a Home Equity Conversion Deed of Trust or other Reverse Mortgage. Borrower has died and the property is not the principal residence of any surviving Borrower, resulting in the loan being due and payable.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:
CONDOMINIUM UNIT 1402, BUILDING B, CANDLEWYCK, ACCORDING TO THE MAP THEREOF RECORDED APRIL 4, 1975 IN CONDOMINIUM PLAT BOOK 4 AT PAGE 36 AND THE CONDOMINIUM DECLARATION THEREOF RECORDED APRIL 4, 1975 IN BOOK 1033 AT PAGE 173, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES NUMBERED, B86 AND BB43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 7877 E Mississippi Avenue Apt 1402, Denver, CO 80247.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038306
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000424

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 3 Key Equity LLC, A Colorado Limited Liability Company
Original Beneficiary(ies): CV3 Financial Services, LLC, a Delaware limited liability company
Current Holder of Evidence of Debt: Morgan Stanley Residential Mortgage Loan Trust 2025-DSC1
Date of Deed of Trust: December 16, 2024
County of Recording: Denver
Recording Date of Deed of Trust: December 19, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024117004
Original Principal Amount: $216,000.00
Outstanding Principal Balance: $213,662.31
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
UNIT 105, LAKE PARK CONDOMINIUMS, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE MAP RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132990 AND SUPPLEMENTAL MAP RECORDED OCTOBER 18, 2000 AT RECEPTION NO. 2000152746, AND THE DECLARATION RECORDED AUGUST 17, 1998 AT RECEPTION NO. 9800132989 IN THE CLERK AND RECORDERS OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 105, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 3047 W 47th Ave Unit 105, Denver, CO 80211.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1057766-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

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. 2026-000391

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 3280 Leyden Street, LLC, a Colorado Limited Liability Company
Original Beneficiary(ies): Capital Fund I, LLC ISAOA
Current Holder of Evidence of Debt: Capital Fund REIT, LLC
Date of Deed of Trust: October 10, 2025
County of Recording: Denver
Recording Date of Deed of Trust: October 21, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025104290
Original Principal Amount: $391,000.00
Outstanding Principal Balance: $391,000.00

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make monthly mortgage payments as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 3 AND 4, BLOCK 26, OAKLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 3280 Leyden St, Denver, CO 80207.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KEITH A GANTENBEIN #39213
GANTENBEIN LAW FIRM LLC PO BOX 777, WHEAT RIDGE, CO 80034 (303) 618-2122
Attorney File # 63496
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000459

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Milwaukee Development, LLC
Original Beneficiary(ies): Indicate Capital Fund 1, LLC
Current Holder of Evidence of Debt: Indicate Capital Fund 1, LLC
Date of Deed of Trust: March 28, 2022
County of Recording: Denver
Recording Date of Deed of Trust: March 30, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022042716
Original Principal Amount: $720,000.00
Outstanding Principal Balance: $720,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lots 37 and 38, Block 3, BURNS' ADDITION, City and County of Denver, State of Colorado Purported common address: 55 Corona Street, Denver, CO 80218.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.006
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000458

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Milwaukee Development, LLC
Original Beneficiary(ies): Indicate Capital Fund 1, LLC
Current Holder of Evidence of Debt: Indicate Capital Fund 1, LLC
Date of Deed of Trust: May 19, 2022
County of Recording: Denver
Recording Date of Deed of Trust: May 24, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022069336
Original Principal Amount: $2,137,600.00
Outstanding Principal Balance: $2,137,600.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lots 1 and 2, Block 1, Pierson's Addition to Denver, City and County of Denver, State of Colorado Purported common address: 3940 W. 17th Avenue, Denver, CO 80204.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.009
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000432

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): DANIEL P. DEVOE
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP.
Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1
Date of Deed of Trust: February 12, 2003
County of Recording: Denver

Recording Date of Deed of Trust: March 10, 2003
Recording Information (Reception No. and/or Book/Page No.): 2003039410
Original Principal Amount: $156,000.00
Outstanding Principal Balance: $62,154.22
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 12, BLOCK 1, INSPIRATION POINT ESTATES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 5115 GRAY STREET, DENVER, CO 80212.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 00000010891372
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000434

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Maria Teresa Pastrana, Genaro Pastrana
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for EverBank, Its Successors and Assigns
Current Holder of Evidence of Debt: PNC Bank, National Association
Date of Deed of Trust: September 06, 2013
County of Recording: Denver
Recording Date of Deed of Trust: September 13, 2013
Recording Information (Reception No. and/or Book/Page No.): 2013135681
Original Principal Amount: $144,000.00
Outstanding Principal Balance: $112,236.25
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 27, BLOCK 1, PARKFIELD FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 15620 E 48th Pl, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1058182-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000450

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Gary Ash and Janice Ash
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns
Current Holder of Evidence of Debt: Rocket Mortgage, LLC
Date of Deed of Trust: May 01, 2021
County of Recording: Denver
Recording Date of Deed of Trust: May 10, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021089243
Original Principal Amount: $343,418.00
Outstanding Principal Balance: $306,187.67
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Following lands and property, together with all improvements located thereon, lying in the County of Denver, State of Colorado,
to-wit: LOTS 29 AND 30, BLOCK 8, RICHTHOFEN'S MONTCLAIRE, EXCEPT THE REAR 8 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1061 Quebec St, Denver, CO 80220.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27377
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000431

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Mary Green and Dennis Green
Original Beneficiary(ies): Coastal Community Bank
Current Holder of Evidence of Debt: Coastal Community Bank
Date of Deed of Trust: May 22, 2023
County of Recording: Denver
Recording Date of Deed of Trust: May 26, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023047872
Original Principal Amount: $64,000.00
Outstanding Principal Balance: $63,793.95
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
A PARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF DENVER, WITH A SITUS ADDRESS OF 3623 LEYDEN ST, DENVER CO 80207-1341 CO31 CURRENTLY OWNED BY GREEN DENNIS L & GREEN MARY HAVING A TAX ASSESSOR NUMBER OF 1292-03-020 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS OAKLAND B6 L29 & 30 AND DESCRIBED IN DOCUMENT NUMBER 40084 DATED 03/19/2022 AND RECORDED 03/24/2022.
Purported common address: 3623 Leyden St, Denver, CO 80207.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27356
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000438

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): AGUSTIN RODRIGUEZ, ALEXANDRO ORNELAS and ANTHONY ROJAS
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PLAZA HOME MORTGAGE INC.
Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC
Date of Deed of Trust: November 13, 2024
County of Recording: Denver
Recording Date of Deed of Trust: November 25, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024108559
Original Principal Amount: $427,121.00
Outstanding Principal Balance: $423,438.62

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 10, BLOCK 2, PROFESSIONAL SUBDIVISION FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1555 S TENNYSON ST, DENVER, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 10829166
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000455

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Milwaukee Development, LLC
Original Beneficiary(ies): Indicate Capital REIT, LLC
Current Holder of Evidence of Debt: Indicate Capital REIT, LLC
Date of Deed of Trust: February 19, 2025
County of Recording: Denver
Recording Date of Deed of Trust: February 25, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025016054
Original Principal Amount: $1,687,500.00
Outstanding Principal Balance: $1,687,500.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lots 1, 2, and 3, Block 8, FISHER'S CHEESMAN PARK ADDITION, City and County of Denver, State of Colorado Purported common address: 860 Fillmore Street, Denver, CO 80206.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026

Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: Alexandra E. O'Neill #60228
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.011
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000411

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Christopher Jones
Original Beneficiary(ies): Bank of the West
Current Holder of Evidence of Debt: BMO Bank N.A.
Date of Deed of Trust: November 14, 2019
County of Recording: Denver
Recording Date of Deed of Trust: December 02, 2019
Recording Information (Reception No. and/or Book/Page No.): 2019168997
Original Principal Amount: $700,000.00
Outstanding Principal Balance: $615,259.48
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby .
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 11, BLOCK 2, STAPLETON FILING NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 8203 E 24th Drive, Denver, CO 80238.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DEANNE R STODDEN #33214
MESSNER & REEVES, LLP 1430 WYNKOOP STREET SUITE #300, DENVER, CO 80202 130-3623
Attorney File # 10058.0194
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000453

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Tanka Man Rai and Rahang Hang Rai and Sarita Bhandari, who acquired vested title as: Tanka Man Rai and Rahang H. Rai and Sarita Bhandari, as Joint Tenants

Original Beneficiary(ies): Hanmi Bank
Current Holder of Evidence of Debt: Hanmi Bank
Date of Deed of Trust: March 06, 2023
County of Recording: Denver
Recording Date of Deed of Trust: March 08, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023019544
Original Principal Amount: $300,000.00
Outstanding Principal Balance: $257,032.49
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE FAILURE OF THE BORROWER TO REPAY ALL AMOUNTS DUE AND OWING UNDER THE PROMISSORY NOTE ON OR BEFORE THE MATURITY DATE.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 18, BLOCK 1, GREEN VALLEY RANCH FILING NO. 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 20572 East 43rd Avenue, Denver, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: MICHAEL C PAYNE #38939
COAN, PAYTON & PAYNE, LLC 999 19TH STREET, SUITE S-1500, DENVER, CO 80202 (303) 861-8888
Attorney File # 08-939-101
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000405

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Jeff Corporon
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Castle Mortgage Corporation, its successors and assigns
Current Holder of Evidence of Debt: OBX 2024-NQM6 Trust
Date of Deed of Trust: November 04, 2022
County of Recording: Denver
Recording Date of Deed of Trust: November 09, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022139453
Original Principal Amount: $446,250.00
Outstanding Principal Balance: $442,829.20
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 18, Block 1, Lull Heights, City and County of Denver, State of Colorado.
Purported common address: 103 South Zenobia Street, Denver, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO26709
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Rocio Torres
Original Beneficiary(ies): Shopneck Family Foundation
Current Holder of Evidence of Debt: Shopneck Family Foundation
Date of Deed of Trust: December 08, 2022
County of Recording: Denver
Recording Date of Deed of Trust: December 08, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022147927
Original Principal Amount: $335,000.00
Outstanding Principal Balance: $335,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay monthly payments of principal and interest together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 6, Block 1, Green Valley Ranch Filing No. 58, City and County of Denver, State of Colorado Purported common address: 4521 Andes Street, Denver, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ROBERT GRAHAM #26809
FOSTER GRAHAM MILSTEIN & CALISHER LLP 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 (303) 962-7075
Attorney File # 24253.0028
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Intermountain Jewish News
Legal Notices, October 9, 2026
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COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000448

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Margaret Junor
Original Beneficiary(ies): Preferred Mortgage Group, Inc
Current Holder of Evidence of Debt: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2
Date of Deed of Trust: January 30, 2004
County of Recording: Denver
Recording Date of Deed of Trust: February 20, 2004
Recording Information (Reception No. and/or Book/Page No.): 2004050292
Original Principal Amount: $109,250.00
Outstanding Principal Balance: $71,710.15
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof **THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**
BUILDING 3, UNIT 3329B, ACCORDING TO THE CONDOMINIUM DECLARATION FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1994 IN BOOK 2997 AT PAGE 418 AND MAP FOR MONACO PLACE CONDOMINIUM RECORDED JANUARY 9, 1994 IN BOOK 26 AT PAGE 1, TOGETHER WITH THE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENT, PARKING SPACE NO. 67, CITY OF COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 3329 South Monaco Parkway #B, Denver, CO 80223.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1059712-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000439

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Ayinde Kazeem
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company LLC, A California Limited Liability Company, Its Successors and Assigns
Current Holder of Evidence of Debt: Guild Mortgage Company LLC
Date of Deed of Trust: September 16, 2024
County of Recording: Denver
Recording Date of Deed of Trust: September 23, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024088822
Original Principal Amount: $415,000.00
Outstanding Principal Balance: $411,246.25

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

Purported common address: 20 1/2 South Sherman St, Denver, CO 80209.

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

NOTICE OF SALE

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

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

First Publication: 10/9/2026

Last Publication: 11/6/2026

Name of Publication: Intermountain Jewish News

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

DATE: 08/07/2026

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

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

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

Attorney File # CO-26-1059209-JH

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

COMBINED NOTICE - PUBLICATION

CRS §38-38-103 FORECLOSURE SALE NO. 2026-000395

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

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

Original Grantor(s): Raven Reinmuth

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

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

Date of Deed of Trust: May 11, 2021

County of Recording: Denver

Recording Date of Deed of Trust: May 12, 2021

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

Original Principal Amount: $255,290.00

Outstanding Principal Balance: $229,494.71

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

CONDOMINIUM UNIT NO. 104, BUILDING NO. I, WOODSIDE CONDOMINIUMS, IN ACCORDANCE WITH THE AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED FEBRUARY 27, 2012, AS RECEPTION NO. 2012023498, AND THE CONDOMINIUM MAP RECORDED ON AUGUST 13, 1980, IN MAP BOOK 17 AT PAGE 49 OF THE DENVER COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 170, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Purported common address: 8555 Fairmount Drive #I-104, Denver, CO 80247.

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

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037995
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000441

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. 2026-000443

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. 2026-000402

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Kevin Planegger and Jeanette Planegger
Original Beneficiary(ies): Andy Feld and Julie Feld 14.89%, Kenneth Goldberg Defined Contribution Plan 42.555% and Marc Lippitt 42.555%

Current Holder of Evidence of Debt: Andy Feld and Julie Feld 14.89%, Kenneth Goldberg Defined Contribution Plan 42.555% and Marc Lippitt 42.555%
Date of Deed of Trust: March 01, 2019
County of Recording: Denver
Recording Date of Deed of Trust: March 07, 2019
Recording Information (Reception No. and/or Book/Page No.): 2019027383
Original Principal Amount: $235,000.00
Outstanding Principal Balance: $235,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments required under the Deed of Trust and the Evidence of Debt secured thereby
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 28 AND 29, BLOCK 4, BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 3090 WEST 41ST AVENUE, Denver, CO 80211.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JENNIFER D DUETTRA #35960
MILLER & LAW, P.C. 1900 WEST LITTLETON BOULEVARD, LITTLETON, CO 80120 (303) 722-6500
Attorney File # 15-029.046
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000442

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 10, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Frank B Mclaughlin
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as Nominee for E Mortgage Capital Inc., Its Successors and Assigns
Current Holder of Evidence of Debt: OBX 2025-NQM22 Trust
Date of Deed of Trust: August 25, 2025
County of Recording: Denver
Recording Date of Deed of Trust: September 02, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025086127
Original Principal Amount: $205,000.00
Outstanding Principal Balance: $204,025.88
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof **THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.**
THE WEST 30 FEET OF LOTS 9, 10, 11 AND 12, BLOCK 15, KETTLES SECOND ADDITION TO THE CITY OF DENVER STATE OF COLORADO
Purported common address: 401 East 1st Avenue, Denver, CO 80203.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/10/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1057135-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000421

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Mauricio Aguilar Castrejon AND Silvia Lopez Lopez
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: June 09, 2023
County of Recording: Denver
Recording Date of Deed of Trust: June 09, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023054772
Original Principal Amount: $466,396.00
Outstanding Principal Balance: $451,436.15
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 28, BLOCK 5, MONTBELLO NO. 18, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4932 Upton Ct, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038179

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

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Melissa Altamar
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: May 31, 2019
County of Recording: Denver
Recording Date of Deed of Trust: June 05, 2019
Recording Information (Reception No. and/or Book/Page No.): 2019070542
Original Principal Amount: $343,660.00
Outstanding Principal Balance: $293,279.77
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 32, BLOCK 3, GREEN VALLEY RANCH, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL ID NUMBER: 00225-03-032-000
Purported common address: 19448 East 45th Avenue, Denver, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 23-029956
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Joseph L. Chavez
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt: Onity Mortgage Corporation f/k/a/ PHH Mortgage Corporation
Date of Deed of Trust: March 16, 2020
County of Recording: Denver
Recording Date of Deed of Trust: March 27, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020043890
Original Principal Amount: $645,000.00
Outstanding Principal Balance: $346,208.54

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Death of all named mortgagors under said Deed of Trust and the Evidence of Debt secured thereby
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE EAST 136.915 FEET OF PLOT 4, EXCEPT THE EAST 71 FEET AND EXCEPT THE NORTH 94.19 FEET AND EAST 0.005 FEET OF THE NORTH 5.81 FEET THEREOF, BLOCK 14, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1807 W 46th Ave, Denver, CO 80211-1239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1057698-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000396

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Nettie J Garcia
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MONEY HOUSE, INC., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC
Date of Deed of Trust: June 30, 2021
County of Recording: Denver
Recording Date of Deed of Trust: July 09, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021131061
Original Principal Amount: $555,000.00
Outstanding Principal Balance: $244,589.64
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to pay property charges, including, but not limited to, real property taxes and Borrower's failure to perform obligations under the Deed of Trust including, but not limited to, the failure to maintain hazard insurance and/or to pay hazard insurance premiums and provide evidence of payment.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 25 AND 26, BLOCK 12, LOWREY HEIGHTS, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.
A.P.N.: 0507313012000
Purported common address: 23 Winona Ct, DENVER, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037884
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Alondra Ortiz Bustamante AND Jose Ramon Ortiz
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Franklin Loan Center, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: April 17, 2020
County of Recording: Denver
Recording Date of Deed of Trust: April 20, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020053726
Original Principal Amount: $355,443.00
Outstanding Principal Balance: $319,261.49
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 11, BLOCK 8, MONTBELLO NO. 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO APN #: 0113115011000
Purported common address: 13201 Lackland Drive, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-036394
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000461

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): MARY KATHRYN VAN ANTWERP
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: BANK OF AMERICA, N.A.
Date of Deed of Trust: August 08, 2023
County of Recording: Denver
Recording Date of Deed of Trust: August 15, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023078187
Original Principal Amount: $402,500.00
Outstanding Principal Balance: $391,636.11
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 1, BLOCK 1, CONCORD FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
APN/PARCEL ID: 00191-01-001-000
Purported common address: 15090 BOLLING DR, Denver, CO 80239-5151.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038369
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000407

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Martin Bernard, Jr AND Margaret A Bernard
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC
Date of Deed of Trust: March 18, 2021
County of Recording: Denver
Recording Date of Deed of Trust: April 01, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021060601
Original Principal Amount: $640,500.00
Outstanding Principal Balance: $131,637.79
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: This is a Home Equity Conversion Deed of Trust or other Reverse Mortgage. Borrower has died and the property is not the principal residence of any surviving Borrower, resulting in the loan being due and payable.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 21 AND 22, BLOCK 12, CRISP'S ADDITION TO THE CITY OF DENVER, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 375 Lowell Boulevard, Denver, CO 80219.

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

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: N APRIL WINECKI #34861
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037984
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Janet Ann Clark
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES LLC
Date of Deed of Trust: April 22, 2022
County of Recording: Denver
Recording Date of Deed of Trust: April 28, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022058083
Original Principal Amount: $780,000.00
Outstanding Principal Balance: $380,045.95
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: This is a Home Equity Conversion Deed of Trust or other Reverse Mortgage. Borrower has died and the property is not the principal residence of any surviving Borrower, resulting in the loan being due and payable.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT TWELVE (12), BLOCK TEN (10), VIRGINIA VILLAGE FILING NO. 2, AMENDED, ACCORDING TO THE RECORDED PLAT THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
P.I.N. 06191-06-012-000
Purported common address: 1230 South Fairfax Street, Denver, CO 80246.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038132
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000399

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Martha C. Olmsted fka Martha C. West
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC
Date of Deed of Trust: August 13, 2021
County of Recording: Denver
Recording Date of Deed of Trust: August 19, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021157976
Original Principal Amount: $318,500.00
Outstanding Principal Balance: $286,487.86
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 8, 9, AND 10, AND THE SOUTH ONE-HALF OF LOT 7, EXCEPT THE REAR 8 FEET TO THE CITY, BLOCK 504, WATERTOWN PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 2660 Krameria St, Denver, CO 80207-3439.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO26031
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Angelina Atayde
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for American Pacific Mortgage Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt: GS Mortgage-Backed Securities Trust 2024-RPL5
Date of Deed of Trust: September 28, 2018
County of Recording: Denver

Recording Date of Deed of Trust: September 28, 2018
Recording Information (Reception No. and/or Book/Page No.): 2018123699
Original Principal Amount: $288,000.00
Outstanding Principal Balance: $273,690.92
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 10, BLOCK 7, HARVEY PARK ADDITION FILING NO. 18, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4240 W Hamilton Place, Denver, CO 80236.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1053565-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Dimas Gallegos Ocampo
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: August 28, 2024
County of Recording: Denver
Recording Date of Deed of Trust: August 28, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024081005
Original Principal Amount: $395,419.00
Outstanding Principal Balance: $389,869.22
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 8, BLOCK 1, TOWER 160 SUBDIVISION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO
PARCEL ID: 00161-22-008-000
Purported common address: 5151 N. Waco Street, Denver, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the

said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust , plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037948
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000404

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Rob Griffith
Original Beneficiary(ies): Mortgage Electronic Registration System, Inc. acting solely as nominee for LenderLive Network, Inc.
Current Holder of Evidence of Debt: TH MSR Holdings LLC
Date of Deed of Trust: September 03, 2014
County of Recording: Denver
Recording Date of Deed of Trust: September 08, 2014
Recording Information (Reception No. and/or Book/Page No.): 2014108953
Original Principal Amount: $386,400.00
Outstanding Principal Balance: $324,809.50
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Rob Griffith failed to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust. Such failure constitutes a breach under the Note and Deed of Trust triggering the power of sale by the Public Trustee.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 3, and the North 1/2 of Lot 4, Block 2, Brown's Addition to Lake Park, City and County of Denver, State of Colorado.
Purported common address: 2334 Raleigh Street, Denver, CO 80212.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: GREG J WOJT #51621
THE SAYER LAW GROUP, P.C. 3600 SOUTH BEELER STREET, SUITE #330, DENVER, CO 80237 (303) 353-2965
Attorney File # CO260102

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000430

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. 2026-000415

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Tommie Earl Hines
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC
Date of Deed of Trust: March 08, 2022
County of Recording: Denver
Recording Date of Deed of Trust: March 30, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022042261
Original Principal Amount: $652,500.00
Outstanding Principal Balance: $236,397.88

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to pay property charges, including, but not limited to, real property taxes and Borrower's failure to perform obligations under the Deed of Trust including, but not limited to, the failure to maintain hazard insurance and/or pay hazard insurance premiums and provide evidence of payment.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF DENVER AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 7 AND 8, BLOCK 40, OF FIRST ADDITION TO SWANSEA.
Purported common address: 4060 Cook St, Denver, CO 80216.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust , plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037880
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000392

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): JPR-R Investments, LLC, a Colorado Limited Liability Company
Original Beneficiary(ies): Capital Fund I, LLC ISAOA
Current Holder of Evidence of Debt: Capital Fund REIT, LLC
Date of Deed of Trust: May 15, 2025
County of Recording: Denver
Recording Date of Deed of Trust: May 19, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025046286
Original Principal Amount: $337,000.00
Outstanding Principal Balance: $337,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay the debt in full as the loan has matured as required under the Evidence of Debt and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Parcel A,,,The Northwesterly 25.0 feet of the Southeasterly 100.0 feet of Lots 17 and 18, Block 36, Case and Ebert,s Addition to the
City of Denver, City and County of Denver, State of Colorado.,,Parcel B,,,An easement in common with all of the Owners of Lots 17 and 18, Block 36, Case and Ebert,s Addition to the City of Denver, for Ingress and Egress to Lawrence Street and to the Public Alley in said Block 36, over and across the Northeasterly 4.0 feet of Lot 18, City and County of Denver, State of Colorado.
Purported common address: 1213 32nd St, Denver, CO 80205.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said

Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KEITH A GANTENBEIN #39213
GANTENBEIN LAW FIRM LLC PO BOX 777, WHEAT RIDGE, CO 80034 (303) 618-2122
Attorney File # 60364
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000401

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 27, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): A.D.V.A.L. MARKETING INC
Original Beneficiary(ies): AZBEN LIMITED, LLC
Current Holder of Evidence of Debt: AZBEN LIMITED, LLC., AN ARIZONA LIMITED LIABILITY COMPANY
Date of Deed of Trust: December 29, 2025
County of Recording: Denver
Recording Date of Deed of Trust: December 31, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025131438
Original Principal Amount: $1,350,000.00
Outstanding Principal Balance: $1,350,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay the remaining balance on the loan upon loan maturity provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 5, BLOCK 10, PINEHURST ESTATES COUNTRY CLUB ADDITION, CITY AND COUNTRY OF DENVER, STATE OF COLORADO.
Purported common address: 5365 W PRINCETON DR, DENVER, CO 80235.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. §38-35-109(5) RECORDED ON July 16, 2026 AT RECEPTION NO. 2026086936

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/27/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: CARLY IMBROGNO #59553
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 00000010866598

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

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): ARLENE O. VIGIL
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.
Current Holder of Evidence of Debt: HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-4
Date of Deed of Trust: July 05, 2005
County of Recording: Denver
Recording Date of Deed of Trust: August 17, 2005
Recording Information (Reception No. and/or Book/Page No.): 2005139005
Original Principal Amount: $148,000.00
Outstanding Principal Balance: $114,977.70
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
UNIT 1, 1630 SAINT PAUL CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT RECORDED ON MARCH 9, 2000 IN PLAT BOOK C45 AT PAGE 78, AND THE DECLARATION RECORDED MARCH 9, 2000 UNDER RECEPTION NO. 2000033567, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1630 SAINT PAUL ST. UNIT 1, DENVER, CO 80206.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: CARLY IMBROGNO #59553
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 10728541
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000398

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Akuete Babanawo
Original Beneficiary(ies): Credit Union of Colorado
Current Holder of Evidence of Debt: Credit Union of Colorado
Date of Deed of Trust: August 02, 2024
County of Recording: Denver
Recording Date of Deed of Trust: August 07, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024072008
Original Principal Amount: $35,000.00
Outstanding Principal Balance: $35,035.42

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The failure to make installment payments of principal, interest, taxes and/or insurance as provided for in the Revolving Credit Deed of Trust and Credit Agreement.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 38, BLOCK 1, GATEWAY PARK IV – DENVER FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 15555 E 40th Ave #38, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: IMAN TEHRANI #44076
HOLST & TEHRANI, LLP PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502 (303) 772-6666
Attorney File # Babanawo
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE OF SALE

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

YEAR/MAKE/MODEL	VIN #
2013 Infiniti JX35	311032
2018 Ford Ecosport	234763
2012 Nissan Leaf	017214
2000 Chevrolet Silverado	219127
2012 Hyundai VCZ	183211
2014 Ford Fusion	268418
2002 Honda 750	630005
1985 Cadillac Deville	376417
2012 Hyundai Santa Fe	142297
1992 Honda Accord	145879

Date of Publication: October 9, 2026
Published: Intermountain Jewish News

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Jesus Rosales Camacho AND Marycela Rosales
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: August 05, 2022
County of Recording: Denver
Recording Date of Deed of Trust: August 09, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022104156
Original Principal Amount: $530,219.00
Outstanding Principal Balance: $392,736.56
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 9, BLOCK 1, GATEWAY VILLAGE FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
APN#: 00191-20-009-000
Purported common address: 4978 Granby Street, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-033911
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000406

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Emma Ann Brazelton AND Jose Luis Morales
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: November 02, 2021
County of Recording: Denver
Recording Date of Deed of Trust: November 03, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021206461
Original Principal Amount: $408,955.00
Outstanding Principal Balance: $372,421.20
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 6, BLOCK 2, PARKFIELD FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 15852 E 48th Pl, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026

Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037951
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000397

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Gabriel Aguilera AND Sara Hernandez
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ZENITH HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Date of Deed of Trust: January 21, 2022
County of Recording: Denver
Recording Date of Deed of Trust: January 24, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022010174
Original Principal Amount: $275,000.00
Outstanding Principal Balance: $250,976.33
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 34, BLOCK 1, GREEN VALLEY RANCH FILING NO. 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4885 Perth St, DENVER, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038075
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

Republished to restart foreclosure stayed by bankruptcy and reset sale date.
To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 15, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): FRANK MADISON

Original Beneficiary(ies): UNITED MORTGAGE FUNDING, L.L.C.
Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC.
Date of Deed of Trust: September 15, 1995
County of Recording: Denver
Recording Date of Deed of Trust: September 25, 1995
Recording Information (Reception No. and/or Book/Page No.): 9500117461
Original Principal Amount: $115,593.00
Outstanding Principal Balance: $117,884.78
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 16, BLOCK 10, MONTBELLO NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 13183 EAST 47TH AVENUE, DENVER, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/15/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HOLLY R SHILLIDAY #24423
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-19-855521-LL
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000428

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.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2026PR30955, Division: 3
In the Matter of the Estate of
FRANCISCO JURADO *a/k/a* FRANK JURADO, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado on or before February 9, 2027, or the claims may be forever barred.

JOSEFINA JURADO PRIEBE
Personal Representative
c/o Miller & Law, P.C.
1900 W. Littleton Boulevard
Littleton, CO80120

KEVIN E. THWING, Esq. Atty. Reg. #: 36113
Attorney for the Personal Representative
Miller & Law, P.C.
1900 W. Littleton Boulevard
Littleton, CO 80120
Phone Number: 303-722-6500
FAX Number: 303-722-9270
E-mail: ket@millerandlaw.com
First Publication: October 9, 2026
Second Publication: October 16, 2026
Third Publication: October 23, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000418

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Santa Fe Drive Development, LLC
Original Beneficiary(ies): Construction Loan Services II, LLC
Current Holder of Evidence of Debt: Saluda Grade Alternative Mortgage Trust 2021-WL1
Date of Deed of Trust: December 12, 2023
County of Recording: Denver
Recording Date of Deed of Trust: December 15, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023117249
Original Principal Amount: $34,957,303.87
Outstanding Principal Balance: $38,341,090.99
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay the Debt in full by the maturity date thereof, to make interest payments when due, to pay the real estate taxes and assessments on the Real Property, and to maintain and preserve the Real Property, among other defaults.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE NORTH ONE-HALF (1/2) OF LOT THIRTEEN (13), AND ALL OF LOTS FOURTEEN (14) THROUGH SEVENTEEN (17), BLOCK THIRTY-NINE (39), HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED DECEMBER 26, 2019 AT RECEPTION NO. 2019181153.
TOGETHER WITH ALL EXISTING AND FUTURE EASEMENTS, ACCESS RIGHTS, APPURTENANCES, PRIVILEGES, LICENSES, HEREDITAMENTS, FRANCHISES AND TENEMENTS, INCLUDING ALL WATER STOCK AND WATER RIGHTS OWNED BY BORROWER AND ALL MINERALS, OIL, GAS, AND OTHER COMMERCIALLY VALUABLE SUBSTANCES THAT MAY BE IN, UNDER OR PRODUCED FROM ANY PART OF IT.
Purported common address: 625 N. SANTA FE DR., 655 N. SANTA FE DR., DENVER, CO 80204.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LISA K SHIMEL #13466
OTTESON SHAPIRO LLP 4643 S. Ulster Street, Suite 1300, DENVER, CO 80237 (720) 488-0220
Attorney File # 3384.027
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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.

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037989
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000440

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. 2026-000414

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Quentin Leroy Richmond AND Safa Jaafar Alaiwi
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR V.I.P. MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: May 22, 2024
County of Recording: Denver
Recording Date of Deed of Trust: May 30, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024048412
Original Principal Amount: $396,621.00
Outstanding Principal Balance: $390,702.37
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
UNIT NO. 5, DAKOTA CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF DAKOTA CONDOMINIUMS RECORDED ON MARCH 30, 2006 AT RECEPTION NO. 2006049581 AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAKOTA CONDOMINIUMS, RECORDED ON MARCH 30, 2006 AT RECEPTION NO. 2006049580, AND FIRST AMENDMENT RECORDED MAY 15, 2006 UNDER RECEPTION NO. 2006077121 AND RE-RECORDED ON JULY 18, 2006 AT RECEPTION NO. 2006114431, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
APN#: 05031-08-049-049
Purported common address: 520 E 14th Avenue Apartment 5, Denver, CO 80203.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DAVID R DOUGHTY #40042
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038000
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

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. 26C01111, Courtroom: 186

Public Notice is given on September 21st 2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver County** Court.
The Petition requests that the name of LIDJO
NGANGA BOLONGA be changed to JOSEPH
NGANGA BOLONGA.
First Publication: October 2, 2026
Second Publication: October 9, 2026
Third Publication: October 16, 2026
Published: Intermountain Jewish News

NOTICE 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 #
2015 NISSAN ROGUE	546472
1999 POLARIS SCRAMBLER	089281
2015 MAZDA MAZDA3	266666
1997 JEEP GRAND CHEROKEE	517887
1976 KAWASAKI MOTORCYCLE	527943
2010 MERCEDES-BENZ E550	246736
2004 AUDI A4	075118
2018 NISSAN NV2500S	812911
2002 CHEVROLET VENTURE	280486
2002 JEEP GRAND CHEROKEE	182876
1995 HONDA MAGNA	102334
2002 CHEVROLET CAVALIER	129092
2011 CHRYSLER TOWN AND COUTNRY	641066
2011 FORD F-150	E17245
2004 HYUNDAI SANTA FE	669371
2014 CHEVROLET CRUZE	319554
2002 JEEP GRAND CHEROKEE	185455
1999 DODGE RAM	243786
2010 HONDA PILOT	016371
2015 CHEVROLET EQUINOX	262792
2017 FORD FIESTA	102938
2010 GMC ACADIA	138138
2008 BMW X3	J19887
2000 TOYOTA TUNDRA	054917
2010 KIA FORTE	257006
2005 CHEVROLET COBALT	614059
2016 JEEP PATRIOT	609441
2002 GMC ENVOY	285138
2008 INTERSTATE TRAILER	057128
2002 TOYOTA CAMRY	636067
2000 SUBARU LEGACY	7204817
2008 HONDA CIVIC	019646
2006 HONDA ACCORD	035097
1999 LEXUS GS300	053869
2011 NISSAN VERSA	516160
2003 CHEVROLET SILVERADO	202296
2015 HONDA CTX700N	100151
2015 BMW 328	963281
2013 NISSAN MURANO	321674
2012 FORD FOCUS	455742
2007 SAAB 9-3	135947
2007 MAZDA CX-7	112203
2007 TOYOTA CAMRY	008777
2016 HYUNDAI SANTA FE	148978
2004 NISSAN XTERRA	633671
2017 FORD F150	A93432
2005 DODGE GRAND CARAVAN	260106
2003 CHEVROLET ASTRO VAN	141749

Date of Publication: October 9, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000433

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): ARWANDA EZELL
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACCESS EQUITY CORP.
Current Holder of Evidence of Debt: NEWREZ LLC
Date of Deed of Trust: June 25, 2003
County of Recording: Denver
Recording Date of Deed of Trust: July 16, 2003
Recording Information (Reception No. and/or Book/Page No.): 2003145976

Re-Recording Date of Deed of Trust: January 14, 2008
Re-Recording Information (Reception No. and/or Book/Page No.): 2008005054
Original Principal Amount: $189,000.00
Outstanding Principal Balance: $64,378.02
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 44, BLOCK 1, GREEN VALLEY RANCH FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4022 PERTH ST, DENVER, CO 80249.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 00000010854016
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE OF SALE

Notice is hereby given that the following vehicle has been impounded by **Gorilla Towing**, 5393 Lincoln St., Denver, CO 80216.
Owners or lienholders must contact **Gorilla Towing** to claim the vehicle and pay all towing and storage fees. If not claimed within the time required by law, the vehicle will be sold or disposed of at public auction.
Contact: (720) 940-1692 • gorillatowingco@gmail.com
Impound date 6/27/26

YEAR/MAKE/MODEL/COLOR	**VIN #**
2015 Dodge Grand Caravan White	**704957**
2010 Dodge Ram 1500 Brown	**159838**

Date of Publication: October 9, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.
Denver Probate Court
Case Number: 2026PR30914
In the Matter of the Estate of
Harriet Edsall, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the CIty and County of Denver, Colorado on or before February 9, 2027, or the claims may be forever barred.

RICHARD EDSALL
Personal Representative
292 Partridge Run
Mountainside, New Jersey 07092

AMY M. DANNEIL, Esq. Atty. Reg. #: 35942
Attorney for the Personal Representative
Danneil Law, P.C.
2373 Central Park Blvd., Suite 100
Denver, CO 80238

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Phone Number: 303-803-1055
E-mail: amy@danneillawpc.com
First Publication: October 9, 2026
Second Publication: October 16, 2026
Third Publication: October 23, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Boulder County
Case No. 2026PR30722, Division: 5
In the Matter of the Estate of
DOUGLAS CLAYBURN TERRY a/k/a DOUGLAS TERRY a/k/a DOUGLAS C. TERRY, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Boulder County, Colorado on or before February 2, 2027, or the claims may be forever barred.

Duane Terry, Personal Representative
c/o Frigon & Beversluis Law LLC
Lauren Beversluis, Esq. #30581
7887 E. Belleview Ave., Suite 1100
Englewood, CO 80111
Phone Number (720) 200-4025
Email: lauren@lbevlaw.com

First Publication: October 2, 2026
Second Publication: October 9, 2026
Third Publication: October 16, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000420

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 31, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Robert Chartier
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: February 18, 2022
County of Recording: Denver
Recording Date of Deed of Trust: February 22, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022024749
Original Principal Amount: $208,550.00
Outstanding Principal Balance: $192,934.14
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
CONDOMINIUM UNIT 631, THE BOWLING GREEN, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN THE CONDOMINIUM PLAT BOOK 3 AT PAGE 3, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR BOWLING GREEN, RECORDED IN BOOK 726 AT PAGE 445, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 6800 E Tennessee Ave. #631, Denver, CO 80224.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/19/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/25/2026
Last Publication: 10/23/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

DATE: 07/31/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038174
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE OF SALE

the following individuals are hereby notified that their vehicle is to be sold at **J'S towing limited**.
Abandoned vehicle sale address: 4300 Hudson Rd. Watkins, CO 80137. Phone # 720-435-8467.

YEAR/MAKE/MODEL/TYPE/COLOR	**VIN**
2010 Honda Fit. Color Red	**009164**
2013 Mazda 3. Color grey	**785012**

Date of Publication: October 9, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000462

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Charlene Butler
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC
Date of Deed of Trust: June 06, 2025
County of Recording: Denver
Recording Date of Deed of Trust: June 13, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025058769
Original Principal Amount: $465,000.00
Outstanding Principal Balance: $99,633.88
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: This is a Home Equity Conversion Deed of Trust or other Reverse Mortgage. Borrower has died and the property is not the principal residence of any surviving Borrower, resulting in the loan being due and payable.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO AND DESCRIBED AS FOLLOW:
PARCEL I:
AN UNDIVIDED 1/192ND INTEREST IN AND TO BLOCK 15, WINDSOR GARDENS EAST FILING NO. 2, SUBJECT TO EASEMENTS OF RECORD.
PARCEL II:
ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR AND THE WALLS OF APARTMENT NO. 10-A (FOR CONVENIENT REFERENCE, NUMBERED AT UNIT NO. 1726) IN BUILDING NO. 42 NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK 15, WINDSOR GARDENS EAST FILING NO. 2, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO RECORDED ON JULY 22, 1969, AT RECEPTION NO. 47750.
PARCEL III:
AN UNDIVIDED 1/48TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED.
TOGETHER WITH
(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 238 IN PARKING LOT NO. P-14 OF SAID BLOCK, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.
(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO. (3) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY DESCRIBED ABOVE.
(4) THE RIGHT TO USE THE STAIRS, HALLS, PASSAGEWAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.
(5) THE RIGHT TO USE COMMON AREAS IN SAID BLOCK IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN APARTMENT BUILDINGS NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL II ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 655 South Alton Way, Unit 10A, Denver, CO 80247.

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

NOTICE OF SALE

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

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 #
2016 FORD FOCUS	382726
2006 CHEVROLET IMPALA	229574
2003 CHEVROLET SILVERADO	236001
2003 CADILLAC ESCALADE	174184
2005 SUBARU LEGACY	221048
2012 HONDA CIVIC	009890
2012 FORD FUSION	362424
2019 HYUNDAI IONIQ	128826
2007 JEEP LIBERTY	672043
2010 MAZDA CX-7	317824
2010 DODGE GRAND CARAVAN	125984
2008 KIA RIO	352650
2011 DODGE GRAND CARA	628091
2016 NISSAN ALTIMA	322884

Date of Publication: October 9, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000445

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Charles Martin King Relford AND Luis D Relford
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: August 24, 2020
County of Recording: Denver
Recording Date of Deed of Trust: August 26, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020134261
Original Principal Amount: $279,837.00
Outstanding Principal Balance: $246,956.29

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Unit 66,
Prospect Park P.B.G, according to the Plat recorded December 30, 1983 in Book 4 at Page 47, and according to the Declaration of Covenants, Conditions and Restrictions of Prospect Park Townhomes recorded September 6, 1984 in Book 3191 at Page 123, and Fourth Annexation recorded April 26, 1995 at Reception No. 9500046675 and re-recorded June 9, 1995 at Reception No. 900067071, more particularly described as follows:
That portion of Prospect Park P.B.G. situated in the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:
Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter; thence South 00°02'58" East along the West line of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter, 40.00 feet; thence North 89°38'56" East 601.54 feet; thence South 49°01'25" East 31.96 feet; thence South 00°06'04" East 339.38 feet; thence South 89°57'02" West, 174.90 feet; thence South 00°02'58" East, 86.55 feet; thence North 89°53'56" East, 55.34 feet; thence
South 00°02'58" East, 42.00 feet; thence South 89°57'02" West, 120.00 feet; thence North 00°02'58" West 16.50 feet; thence South 89°57'02" West, 40.00 feet to the Southeast corner of Unit 63, Prospect Park; thence along the South line of Unit 63,64 and 65, South 89°57'02" West, 45.00 feet to the True Point of Beginning of Unit 66; thence continuing South 89°57'02" West, 15.00 feet; thence North 00°02'58" West, 42.00 feet; thence North 89°57'02" East, 15.00 feet; thence South 00°02'58" East, 42.00 feet to the True Point of Beginning, City and County of Denver, State of Colorado. APN #: 05203-24-582-000
Purported common address: 3300 W Florida Ave Unit 66, Denver, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038206
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Denver Probate Court
Denver County, Colorado
Court Address: 1437 Bannock Street, Room 230
Denver, Colorado 80202
In the Matter of the Determination of Heirs or Devisees or Both and of Interests in Property of: Eva P. Espinosa a/k/a Eva P. Espinoza
Deceased

Case Number: 2026PR31057

NOTICE OF HEARING BY PUBLICATION TO INTERESTED PERSONS AND OWNERS BY DESCENT OR SUCCESSION
PURSUANT TO §15-12-1303, C.R.S.

To all interested persons and owners by descent or succession (List all names of interested persons and owners by descent or succession):
Eva P. Espinosa a/k/a Eva P. Espinoza, DECEASED 03/15/2001; Ronald G. Espinosa a/k/a Ronald G. Espinoza, DECEASED 05/20/2009; Mary I. Espinosa a/k/a Mary I. Espinoza; Felix Espinoza, DECEASED 02/13/1961
A petition has been filed alleging that the above decedent(s) died leaving the following property (including legal description if real property):

Description of Property Location of Property
Property 1 The West one-half of Lot 42, all of Lots 43 and 44, Block 32, Adams Gardens, City and County of Denver 3127 W. Walsh Place, Denver, Colorado 80219
The hearing on the petition will be held at the following time and location or at a later date to which the hearing may be continued:
Date: November 27, 2026 **Time:** 8:00 am **Address:** 1437 Bannock Street, Room 230, Denver, CO 80202
The hearing will take approximately 30 minutes.
Note:
You must answer the petition on or before the hearing date and time specified above.
Within the time required for answering the petition, all objections to the petition must be in writing, filed with the court and served on the petitioner and any required filing fee must be paid.
The hearing shall be limited to the petition, the objections timely filed and the parties answering the petition in a timely manner. If the petition is not answered and no objections are filed, the court may enter a decree without a hearing.
First Publication: October 2, 2026
Second Publication: October 9, 2026
Third Publication: October 16, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000436

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Travis Wayne Nitchman and Stephanie Marie Ybarra
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc, as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Current Holder of Evidence of Debt: NewRez LLC
Date of Deed of Trust: August 24, 2016
County of Recording: Denver
Recording Date of Deed of Trust: August 25, 2016
Recording Information (Reception No. and/or Book/Page No.): 2016114454
Original Principal Amount: $466,879.00
Outstanding Principal Balance: $382,249.38
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Parcel 1: A part of Lot 3, Block 27, Stapleton Filing No. 45, City and County of Denver, State of Colorado, more particularly described as follows: COMMENCING at the northwest corner of Lot 5 of said Block 27; thence North 90°00'00" East, along the southerly line of Tract CB of said Block 27, a distance of 106.44 feet to the POINT OF BEGINNING; thence along the northerly, northeasterly and easterly lines of said Lot 3 the following three (3) courses: 1. North 90°00'00" East a distance of 34.47 feet to a point of curve; 2. along the arc of a curve to the right having a radius of 22.00 feet, a central angle of 88°26'26", an arc length of 33.96 feet and whose chord bears South 45°46'47" East a distance of 30.69 feet to a point of compound curve; 3. along the arc of a curve to the right having a radius of 1448.50 feet, a central angle of 1°55'21", an arc length of 48.60 feet and whose chord bears South 00°35'53" East a distance of 48.60 feet to the southeast corner of said Lot 3; thence North 90°00'00" West, along the southerly line of said Block 27, a distance of 56.97 feet to a point that is 105.00 feet easterly of the southwest corner of said Lot 5; thence North 00°00'00" East a distance of 70.00 feet to the POINT OF BEGINNING.
Purported common address: 9045 East Prairie Meadow Drive, Denver, CO 80238.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/07/2026

Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO25879
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NON-RESIDENT NOTICE
CASE NO. 26-AD-0425

In the Chancery Court forWashington County at Jonesborough Tennessee
BRIENNA NICOLE MORRISON & JALEN DARRELL MORRISON IN RE: K.G. MITCHELL
Vs
EMILY KATE MITCHELL & JOE DOE UNKNOWN FATHER
In this cause, it appearing from the Complaint, which is sworn to, that the Defendant, EMILY KATE MITCHELL is a non-resident of the State of Tennessee, it is ordered by me that publication be made for four successive weeks, as required by law, in the Intermountain Jewish News, a newspaper published in Denver, Colorado in Denver County, notifying said non-resident Defendant to file an answer wit Plaintiff's Attorney at the following address, Kristi Norris Johnson, 112 E. Myrtle Ave., Ste. 310, Johnson City, TN 37604 within 30 days from the last date of publication, exclusive of said last date of publication, or a judgment by default may be entered and the cause set for hearing ex parte as to her.
Dated: September 8, 2026
Sarah Lawson, Clerk and Master
Lora Eldridge, Deputy Clerk and Master
First Publication: September 18, 2026
Last Publication: October 9, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000386

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 17, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): North Mountain Group, LLC
Original Beneficiary(ies): CATO 25-1 LLC
Current Holder of Evidence of Debt: CATO 25-1 LLC
Date of Deed of Trust: August 01, 2025
County of Recording: Denver
Recording Date of Deed of Trust: August 01, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025074723
Original Principal Amount: $3,455,000.00
Outstanding Principal Balance: $3,455,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments required under said Deed of Trust and the Evidence of Debt secured thereby including , but not limited to, paying the balance on the maturity date and failing to pay real property taxes
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 3, BAILEY'S ADDITION TO CITY AND COUNTY OF DENVER; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, AND ALONG SAID SOUTH LINE PRODUCED WESTERLY, A DISTANCE OF 606.61 FEET TO A POINT; THENCE DUE NORTH (ASSUMING FOR THE PURPOSE OF THIS DESCRIPTION, THAT SAID SOUTH LINE OF SAID BLOCK 3 HAS A BEARING OF DUE EAST AND WEST), A DISTANCE OF 410.3 FEET TO THE POINT OF BEGINNING OF THE TRACT OR PARCEL OF LAND BEING HEREIN DESCRIBED;
THENCE CONTINUING DUE NORTH ON THE LAST DESCRIBED COURSE, A DISTANCE OF 250 FEET TO A POINT; THENCE DUE WEST AND PARALLEL WITH SAID SOUTH LINE OF SAID BLOCK 3 PRODUCED WEST, A DISTANCE OF 166 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 250 FEET TO A POINT; THENCE DUE EAST AND PARALLEL TO SAID SOUTH LINE OF SAID BLOCK 3 PRODUCED WEST, A DISTANCE OF 166 FEET TO THE POINT OF BEGINNING,
EXCEPT PARCEL CONVEYED TO SAM BECK, IRA M. BECK AND EDWARD S. GOLDMAN BY DEED RECORDED IN BOOK 8403 AT PAGE 372 AND RE-RECORDED IN BOOK 8409 AT PAGE 362 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 3 OF BAILEY'S ADDITION TO SAID CITY AND COUNTY OF DENVER; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 3 AND ALONG SAID SOUTH LINE PRODUCED WESTERLY, A DISTANCE OF 606.61 FEET TO A POINT; THENCE DUE NORTH, (ASSUMING FOR PURPOSES OF THIS DESCRIPTION THAT SAID SOUTH LINE OF BLOCK 3 HAS A BEARING DUE EAST AND WEST), A DISTANCE OF 660.3 FEET, BEING THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH ON SAID LAST DESCRIBED COURSE, A DISTANCE OF 16 FEET; THENCE AT RIGHT ANGLES WEST, A DISTANCE OF 13 2/3RD FEET; THENCE AT RIGHT ANGLES NORTH, A DISTANCE

OF 16 FEET; THENCE AT RIGHT ANGLES EAST, A DISTANCE OF 13 2/3RD FEET TO THE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 380-400 Quivas St, Denver, CO 80223.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/05/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/11/2026
Last Publication: 10/9/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/17/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HOLLY R SHILLIDAY #24423
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1057412-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

District Court, El Paso County State of Colorado
Court Address: 270 South Tejon St. Colorado Springs, CO 80903
In the Matter of the Estate of: JOANNE C. SMILEY a/k/a JOANNE SMILEY,
Deceased

Case Number: 2026PR30603
Division PR1

NOTICE OF HEARING WITHOUT APPEARANCE PURSUANT TO C.R.P.P. 24
******** Attendance at this hearing is not required or expected. *********

To all interested persons:
A hearing without appearance on PETITION FOR ADJUDICATION OF INTESTACY AND FORMAL APPOINTMENT OF PERSONAL REPRESENTATIVE.: (name of motion/petition and proposed order) is set at the following date, time, and location:
Date: November 2, 2026 (Select a future date no less than 14 days from service)
Time: 8:00 a.m.
Address: 270 South Tejon St., Colorado Springs, CO 80903

******* IMPORTANT NOTICE*******

Any interested person wishing to object to the requested action set forth in the attached motion/petition and proposed order must file a written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the motion/petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.
I am acknowledging that I have made a change to the original content of this form.

VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.
Executed on the 25th day of September , 2026, (date) (month) (year) at Northglenn, Colorado (city or other location, and state OR country)
Petitioner:
Christopher Turner, #43245
TURNER LAW LLC
11160 Huron St. #33
Northglenn, CO 80234
Phone: 720-593-8295;
Email: christopher@turnerlawllc.net
First Publication: October 2, 2026

Intermountain Jewish News
Legal Notices, October 9, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Second Publication: October 9, 2026
Third Publication: October 16, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000413

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): J & V Enterprise, LLC A Colorado limited liability company
Original Beneficiary(ies): Bui Personal Care Services, LLC A Colorado limited liability company
Current Holder of Evidence of Debt: Bui Personal Care Services, LLC A Colorado limited liability company
Date of Deed of Trust: November 01, 2021
County of Recording: Denver
Recording Date of Deed of Trust: November 03, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021206201
Original Principal Amount: $200,000.00
Outstanding Principal Balance: $200,000.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay monthly payments of principal and interest together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
ALL OF LOTS 1, 2, 3, 4, IN BLOCK 24, HIGHLAND PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. EXCEPTING THE FOLLOWING, TO WIT: 1) THE SOUTH 71 FEET OF LOTS NUMBERED 1, 2 AND 3 IN SAID BLOCK. 2) THE SOUTH 73 FEET OF LOT 4; TOGETHER WITH THAT PART OF LOT 5 IN SAID BLOCK 24, HIGHLAND PARK, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE RUNNING SOUTH ALONG THE EAST LINE OF LOT 5, 57 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES 10 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF LOT 5 TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 5; THENCE FOLLOWING THE NORTHERLY BOUNDARY LINE EASTERLY TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 3289 Grove Street, Denver, CO 80211.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ROBERT GRAHAM #26809
FOSTER GRAHAM MILSTEIN & CALISHER LLP 360 SOUTH GARFIELD STREET, 6TH FLOOR, DENVER, CO 80209 (303) 962-7075
Attorney File # 28785.0001
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C03107, Division: Civil
Courtroom: 170

Public Notice is given on September 25, 2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver** Court.
The Petition requests that the name of SUMMER D'JOY WHITNEY be changed to SUMMER D'JOY CLARK.
First Publication: October 2, 2026
Second Publication: October 9, 2026
Third Publication: October 16, 2026

Intermountain Jewish News
Legal Notices, October 9, 2026
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Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Broomfield County
Case No. 2026PR30081, Division A
In the Matter of the Estate of
MARK SLAYTON a/k/a MARK L. SLAYTON a/k/a MARK LEO SLAYTON, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Broomfield County, Colorado, on or before February 2, 2027, or the claims may be forever barred.
Christopher Turner, Public Administrator,17th Judicial District
Special Administrator
c/o Turner Law LLC
11160 Huron St. #33
Northglenn, CO 80234
Phone Number: (720) 593-8295
E-mail: christopher@turnerlawllc.net;
First Publication: October 2, 2026
Second Publication: October 9, 2026
Third Publication: October 16, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Mesa County
Case No. 2026PR30139, Division 8
In the Matter of the Estate of
Lawrence Thomas, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Mesa, County, Colorado, on or before October 13, 2026, or the claims may be forever barred.
Darlene Underhill, Personal Representative
c/o Turner Law LLC
11160 Huron St. #33
Northglenn, CO 80234
Phone Number: (720) 593-8295
E-mail: christopher@turnerlawllc.net;
First Publication: September 25, 2026
Second Publication: October 2, 2026
Third Publication: October 9, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000412

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On July 24, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): James Atkins Overton IV
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns
Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC
Date of Deed of Trust: July 08, 2024
County of Recording: Denver
Recording Date of Deed of Trust: July 15, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024064721
Original Principal Amount: $329,670.00
Outstanding Principal Balance: $321,637.89
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
The following real property in the City and County of Denver and State of Colorado, to wit: That portion of Lots 39 and 40, Block 29, PT Barnums Subdivision to Denver, City and County of Denver, State of Colorado, more particularly described as follows: Beginning at the Northeast corner of said Lot 40; thence South 00 degrees 00 minutes 00 seconds East, along the East line of Lots 39 and 40, 27.90 feet; thence North 89 degrees 55 minutes 03 seconds West, 97.54 feet; thence South 00 degrees 00 minutes 25 seconds East, 15.40 feet; thence North 89 degrees 55 minutes 03 seconds West, 27.53 feet to the West line of said Lot 39; thence North 00 degrees 00 minutes 25 seconds West, 43.30 feet to the Northwest corner of said Lot 40; thence South 89 degrees 55 minutes 03 seconds East, 125.07 feet to the point of beginning.
Purported common address: 101 S Grove St, Denver, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

Intermountain Jewish News
Legal Notices, October 9, 2026
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NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 11/12/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 9/18/2026
Last Publication: 10/16/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 07/24/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27371
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C01050, Courtroom: 170

Public Notice is given on September 21, 2026 that a Petition for a Change of Name of an Adult has been filed with the **Denver** Court.
The Petition requests that the name of MASON BIGGI be changed to MASON KATHOL BIGGI.
First Publication: October 9, 2026
Second Publication: October 16, 2026
Third Publication: October 23, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000452

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 14, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): ALICE A MARSH
Original Beneficiary(ies): WASHINGTON MUTUAL BANK, FA
Current Holder of Evidence of Debt: LEGACY MORTGAGE ASSET TRUST 2018-RPL2
Date of Deed of Trust: May 30, 2003
County of Recording: Denver
Recording Date of Deed of Trust: June 23, 2003
Recording Information (Reception No. and/or Book/Page No.): 2003124369
Original Principal Amount: $115,000.00
Outstanding Principal Balance: $44,650.47
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
UNIT 302, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE B26 AND STORAGE SPACE, NO. 38, ACCORDING TO THE CONDOMINIUM DECLARATION FOR PARK WASHINGTON CONDOMINIUMS RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077050, AND FIRST AMENDMENT RECORDED DECEMBER 28, 1982, IN BOOK 2716 AT PAGE 294, AND THE MAP THEREOF RECORDED ON AUGUST 14, 1981, AT RECEPTION NO. 077051, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON AUGUST 26, 2016 AT RECEPTION NO. 2016114807.
Purported common address: 669 WASHINGTON ST #302, DENVER, CO 80203.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON AUGUST 26, 2016 AT RECEPTION NO. 2016114807 TO CORRECT THE LEGAL DESCRIPTION.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/14/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: CARLY IMBROGNO #59553
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 10818417
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000427

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 7, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Oneida Shields, LLC
Original Beneficiary(ies): Velocity Commercial Capital, LLC
Current Holder of Evidence of Debt: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2026-P1
Date of Deed of Trust: January 30, 2026
County of Recording: Denver
Recording Date of Deed of Trust: February 03, 2026
Recording Information (Reception No. and/or Book/Page No.): 2026008416
Original Principal Amount: $568,500.00
Outstanding Principal Balance: $568,500.00
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: failure to make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Unit 200 and Unit 201, 2253 S. Oneida Condominiums, according to the Condominium Map thereof, recorded on April 25, 2019 at Reception No. 2019049828 in the records of the office of the Clerk and Recorder of the City and County of Denver, Colorado, and as defined and described in the Declaration of Covenants, Conditions and Restrictions of 2253 S. Oneida Condominiums recorded on February 11, 2019 at Reception No, 2019016492 in said records, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions and Condominium Map of 2253 S. Oneida Condominiums recorded February 28, 2019 at Reception No. 2019023792, and Second Amendment to Declaration of Covenants, Conditions and Restrictions and Condominium Map of 2253 S. Oneida Condominiums as recorded August 10, 2022 at Reception No. 2022105924, in said records, City and County of Denver, State of Colorado.
Purported common address: 2253 South Oneida Street, Unit 200 & Unit 201, Denver, CO 80224.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/03/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/9/2026
Last Publication: 11/6/2026

Intermountain Jewish News
Legal Notices, October 9, 2026
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Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO 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.