Intermountain Jewish News
Legal Notices, November 20, 2026
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COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000512

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Margaret Theresa Apodaca AND Ronald C Apodaca
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: CARRINGTON MORTGAGE SERVICES, LLC
Date of Deed of Trust: July 11, 2017
County of Recording: Denver
Recording Date of Deed of Trust: July 17, 2017
Recording Information (Reception No. and/or Book/Page No.): 2017092712
Original Principal Amount: $741,000.00
Outstanding Principal Balance: $259,982.35
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Borrower's failure to pay property charges, including, but not limited to, real property taxes and Borrower's failure to perform obligations under the Deed of Trust including, but not limited to, the failure to maintain hazard insurance and/or to pay hazard insurance premiums and provide evidence of payment.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 7, EXCEPT THE REAR 8 FEET, BLOCK 21, TOWN OF HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO
APN: 0232110009000
Purported common address: 2730 W 25th 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 20-023986
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 3 Little Birds Salon LLC
Original Beneficiary(ies): Midwest Regional Bank
Current Holder of Evidence of Debt: Midwest Regional Bank
Date of Deed of Trust: May 17, 2023
County of Recording: Denver
Recording Date of Deed of Trust: May 18, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023045482
Original Principal Amount: $681,000.00
Outstanding Principal Balance: $663,027.27
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make monthly payments on the Evidenced of Debt, as required under said Deed of Trust and the Evidence of Debt secured thereby
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

PARCEL 1: UNIT 101, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL 2: UNITS G-15 AND G-16, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
The Real Property or its address is commonly known as 837 E. 17TH AVENUE, UNITS 101, G-15 & G16, DENVER, CO 80218. The Real Property tax identification number is 02354-08-052- 052; 02354-08-096-096; 02354-08-097-097.
Purported common address: 837 E. 17th Avenue, Units 101, G-15 & G-16, Denver, CO 80218.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HARVEY L. KRAMER #31239: HARVEY L KRAMER #31239
KRAMER LAW LLC 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 (303) 282-4342
Attorney File # Little Birds
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000490

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Jeffrey Minoza
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: February 23, 2024
County of Recording: Denver
Recording Date of Deed of Trust: February 29, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024016729
Original Principal Amount: $241,656.00
Outstanding Principal Balance: $236,200.58
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
CONDOMINIUM UNIT NO. 126, BUILDING K, WOODSTREAM FALLS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON APRIL 13, 1978 IN BOOK 1638 AT PAGE 526 AND FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED JANUARY 10, 1980 IN BOOK 2086 AT PAGE 176 AND THE CONDOMINIUM MAP RECORDED ON APRIL 13, 1978 IN BOOK 6 AT PAGE 75 OF THE DENVER COUNTY RECORDS, AS AMENDED BY SURVEYOR'S STATEMENT RECORDED OCTOBER 12, 1979 IN BOOK 2028 AT PAGE 580, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE NO. C-197, CITY AND COUNTY OF DENVER, STATE OF COLORADO .
PARCEL ID NUMBER: 06274-02-126-126
Purported common address: 9700 E. Iliff Avenue, Unit K126, Denver, CO 80231.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

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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, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-036506
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000525

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 11, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Nicholas McKibbin
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR POWERTPO A DBA OF LOWER, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: October 18, 2024
County of Recording: Denver
Recording Date of Deed of Trust: October 18, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024097175
Original Principal Amount: $358,388.00
Outstanding Principal Balance: $353,688.91
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Unit 202, Building 5, Lake Chalet, a Condominium, Denver County, Colorado, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Lake Chalet, a Condominium recorded June 3,2003, at Reception No. 2003108828, and Fourth Supplement recorded October 18,2005 at Reception No. 2005176522; and the Fourth Supplement to Condominium Map recorded October 18,2005, at Reception No. 2005176523, Plat Book 38 at Page 197, together with the exclusive right to use Parking Space 113 as shown on the Fourth Supplement to Condominium Map recorded October 18, 2005, at Reception No. 2005176523, Plat Book 38, Page 197, City and County of Denver, State of Colorado.
Purported common address: 4451 South Ammons Street Unit 5-202, Littleton, CO 80123.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/11/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038560
The 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. 2026-000524

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 11, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Ismael Perez Torres and Guadalupe Perez
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Planet Home Lending, LLC, its successors and assigns
Current Holder of Evidence of Debt: PLANET HOME LENDING LLC
Date of Deed of Trust: February 15, 2021
County of Recording: Denver
Recording Date of Deed of Trust: April 20, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021076227
Original Principal Amount: $385,538.00
Outstanding Principal Balance: $408,020.76
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 7, BLOCK 1, GREEN VALLEY RANCH FILING NO. 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**
****MODIFIED BY LOAN MODIFICATION DATED DECEMBER 3, 2025, AND RECORDED JANUARY 2, 2026, AT RECEPTION NO. 2026000028 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER**
Purported common address: 3903 Ireland Street, Denver, CO 80249.
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 :
**CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED AUGUST 7, 2023, AT RECEPTION NO. 2023073461, IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/11/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: KATE M LEASON #41025
IDEA LAW GROUP, LLC 7100 W. 44th Avenue, Ste 200, Wheat Ridge, CO 80033 877-3532
Attorney File # 48282355
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000495

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

On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Ofelia P. Gonzalez
Original Beneficiary(ies): Wilmington Finance, a division of AIG Federal Savings Bank
Current Holder of Evidence of Debt: The Bank of New York Mellon, formerly known as The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1
Date of Deed of Trust: January 25, 2005
County of Recording: Denver
Recording Date of Deed of Trust: February 08, 2005
Recording Information (Reception No. and/or Book/Page No.): 2005022586
Original Principal Amount: $221,000.00
Outstanding Principal Balance: $161,085.35
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 1, BLOCK 66, HARVEY PARK ADDITION, NINTH FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 2539 South Tennyson Way, Denver, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1053576-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000502

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 3, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Juan Carlos Ascencio
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: September 16, 2019
County of Recording: Denver
Recording Date of Deed of Trust: September 17, 2019
Recording Information (Reception No. and/or Book/Page No.): 2019126577
Original Principal Amount: $322,059.00
Outstanding Principal Balance: $281,861.82
Pursuant to CRS §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 23, BLOCK 3, CONCORD FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
APN#: 00191-03-023-000

Purported common address: 4690 Enid Way, 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, 12/31/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/6/2026
Last Publication: 12/4/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/03/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 22-026515
The 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. 2026-000518

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): David Roth, Erin Roth
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Home Mortgage Alliance, LLC., Its Successors and Assigns
Current Holder of Evidence of Debt: Guaranteed Rate, Inc.
Date of Deed of Trust: February 10, 2022
County of Recording: Denver
Recording Date of Deed of Trust: February 18, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022023415
Original Principal Amount: $533,000.00
Outstanding Principal Balance: $521,075.78
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: 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 47 FEET OF THE WEST 95 FEET OF THE SOUTH 120 FEET OF THE 120 FEET OF THE NORTH 142 FEET OF LOT 3, BLOCK 4, HARTMAN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 4542 E 16th Ave, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-25-1028729-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. 2026-000498

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Luis Garcia and Hortencia E. Tizcareno
Original Beneficiary(ies): Wells Fargo Bank N.A.
Current Holder of Evidence of Debt: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Date of Deed of Trust: December 22, 2017
County of Recording: Denver
Recording Date of Deed of Trust: December 29, 2017
Recording Information (Reception No. and/or Book/Page No.): 2017169425
Original Principal Amount: $255,000.00
Outstanding Principal Balance: $227,500.68
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 36, Block 1, Green Valley Ranch Filing No. 16, City and County of Denver, State of Colorado.
Purported common address: 4115 Dunkirk Ct, Denver, CO 80249-7117.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

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

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27816
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000520

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Theodore A Cleveland
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: January 20, 2022
County of Recording: Denver

Recording Date of Deed of Trust: January 26, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022011999
Original Principal Amount: $907,500.00
Outstanding Principal Balance: $350,537.46
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 WEST 43 FEET OF LOTS 17 AND 18, BLOCK 95, PORTERS ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
P.I.N. 05031-22-010-000
Purported common address: 1100 North Washington Street, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-037169
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000485

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): MARY L. MCCOLLUM, Trustee of the Mary L. McCollum Living Trust, dated November 15, 2000, amended and restated August 20, 2019 and Mary L. McCollum
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: FINANCE OF AMERICA REVERSE LLC
Date of Deed of Trust: November 24, 2021
County of Recording: Denver
Recording Date of Deed of Trust: December 02, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021221497
Original Principal Amount: $900,000.00
Outstanding Principal Balance: $361,393.42
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The undersigned, on behalf of the Holder, gives notice and declares a violation of the covenants of said Deed of Trust including: but not limited to the death of the Borrower.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 13, BLOCK 1, POINT SOUTH FILING NO. 2, COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 2991 S VALENTIA STREET, DENVER, CO 80231.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said

Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27569
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000510

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Martin Valdez Jr
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Click n' Close, Inc., FKA Mid America Mortgage, Inc., it's successors and assigns
Current Holder of Evidence of Debt: Click n' Close, Inc.
Date of Deed of Trust: October 17, 2022
County of Recording: Denver
Recording Date of Deed of Trust: October 17, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022131759
Original Principal Amount: $494,592.00
Outstanding Principal Balance: $475,660.54
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together will all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 27, Block 36, University Hills No. 2, Filing No. 3, City and County of Denver, State of Colorado Purported common address: 3075 S Grape Way, Denver, CO 80222.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: SCOTT D. TOEBBEN #19011
RANDALL S MILLER & ASSOCIATES, P.C. 216 16TH STREET, SUITE #1210, DENVER, CO 80202 (720) 259-8626
Attorney File # 26CO00332-1
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Intermountain Jewish News
Legal Notices, November 20, 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. 2026-000523

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 11, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Donnie Joe Garcia and Nicole Rene Garcia
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, a limited liability company, Its Successors and Assigns
Current Holder of Evidence of Debt: Guild Mortgage Company LLC
Date of Deed of Trust: May 03, 2023
County of Recording: Denver
Recording Date of Deed of Trust: May 12, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023043677
Original Principal Amount: $396,418.00
Outstanding Principal Balance: $390,011.55
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 13, RESUBDIVISION OF LOTS 10, 11, 12 AND 13 OF BLOCK 35, ATHMAR PARK UNIT NO. 3, IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 900 S Osage Street, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/11/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1061432-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. 2026-000503

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 3, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Maceo A. Robinson
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: December 11, 2020
County of Recording: Denver
Recording Date of Deed of Trust: December 16, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020211994
Original Principal Amount: $532,500.00
Outstanding Principal Balance: $238,395.91
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: 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 29 AND 30, BLOCK 22, STRAYER AND SHEPARD'S PARK HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
P.I.N. 01294-14-011-000
Purported common address: 2925 Pontiac Street, Denver, CO 80207.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/31/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/6/2026
Last Publication: 12/4/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/03/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 26-038414
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000491

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Joel Sutton
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: December 23, 2016
County of Recording: Denver
Recording Date of Deed of Trust: January 03, 2017
Recording Information (Reception No. and/or Book/Page No.): 2017000477
Original Principal Amount: $235,653.00
Outstanding Principal Balance: $195,261.83
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 14, BLOCK 4, DEER TRAIL FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO
PARCEL ID NUMBER: 0124111014000
Purported common address: 4500 Dillon St, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026

Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 25-033930
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000483

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Irma Gutierrez
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt: Guild Mortgage Company LLC
Date of Deed of Trust: October 05, 2020
County of Recording: Denver
Recording Date of Deed of Trust: October 12, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020167738
Original Principal Amount: $363,298.00
Outstanding Principal Balance: $319,593.29
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 5, BLOCK 3, MONTBELLO NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4852 Carson Street, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1059722-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2026PR031191
In the Matter of the Estate of
MARY WOODS KACENJAR, a/k/a MARY W. KACENJAR, MARY KACENJAR, 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 April 19, 2026 or the claims may be forever barred.

LEO KACENJAR
Personal Representative
c/o LORI KALATA, Esq.
360 S. Garfield St., Ste. 600
Denver, Colorado 80209
(303) 333-9810

LORI KALATA, Esq. Atty. Reg. #: 45839
Attorney for the Personal Representative
Foster Graham Milstein & Calisher, LLP
360 S. Garfield St., Ste. 600
Denver, Colorado 80209
Phone Number:303-333-9810
FAX Number: 303-333-9786
E-mail: sweiser@fostergraham.com
First Publication: November 13, 2026
Second Publication: November 20, 2026
Third Publication: November 27, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2026PR031215
In the Matter of the Estate of
PATRICIA ANN HAMMOND, a/k/a PATRICIA A. HAMMOND, a/k/a PAT A. HAMMOND, 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 on or before March 15, 2027 or the claims may be forever barred.

Kivin Scott Clay
Personal Representative
c/o CHAYET & DANZO, LLC
650 S. Cherry St., #710
Denver, CO 80246
(303) 355-8500

Marco D. Chayet, #29815
Jenny M. Vultaggio, #48696
Attorneys for Kivin Scott Clay, Personal Representative
CHAYET & DANZO, LLC
650 S. Cherry St., Ste. 710,
Denver, CO 80246
Phone Number: (303) 355-8500
Fax Number: (303) 355-8501
E-mail: Marco@ColoradoElderLaw.com
Vultaggio@ ColoradoElderLaw.com
First Publication: November 13, 2026
Second Publication: November 20, 2026
Third Publication: November 27, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000521

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Sheryl Schultz
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns
Current Holder of Evidence of Debt: Freedom Mortgage Corporation
Date of Deed of Trust: September 24, 2021
County of Recording: Denver
Recording Date of Deed of Trust: September 30, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021185325
Original Principal Amount: $288,265.00
Outstanding Principal Balance: $258,921.58
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 make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Condominium Unit 3, in Condominium Building 10, together with the exclusive right to use Garage No. 3, arrowhead I, Filing

No. 6, according to the condominium map for arrowhead I, Filing No. 6 recorded March 28, 1983 Under Reception No. 85756 in the records of the office of the clerk and recorder of the City and County of Denver, Colorado and as defined and described in the condominium declaration for arrowhead I recorded June 19, 1981 in Book 2395 at Page 626, First Amended Condominium Declaration Recorded July 12, 1982 in Book 2617 at Page 559, and condominium declaration for arrowhead I, Filing No. 6 Recorded March 28, 1983 in Book 2776 at Page 275, City and County of Denver, State of Colorado.
Purported common address: 7995 E Colorado Ave Apartment 3, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO28031
The 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. 26C03202, Division: Civil
Courtroom: 100

Public Notice is given on November 6, 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 KARYME RAMOS RUIZ be changed to VALERIE KARYME RAMOS-RUIZ.
First Publication: November 13, 2026
Second Publication: November 20, 2026
Third Publication: November 27, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2026PR30894, Division: 3
In the Matter of the Estate of
DWAYNE LAWRENCE HUNN a/k/a DWAYNE L. HUNN a/k/a DWAYNE HUNN, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to Probate Court of Denver County, Colorado, on or before March 6, 2027 or the claims may be forever barred.

William R. Doslak a/k/a Bill Doslak
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: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

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

Intermountain Jewish News
Legal Notices, November 20, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Case Number: 2026PR30687
In the Matter of the Estate of
HOWARD STANTON REID, JR. a/k/a HOWARD S. REID, JR. a/k/a HOWARD S. REID, JR. a/k/a HOWARD REID, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Boulder County, Colorado on or before March 6, 2027, or the claims may be forever barred.

KRISTIN REID
Personal Representative
153 McGregor Circle
Erie, CO80516

First Publication: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

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

Denver County Sheriff Sale No. 26006750
This Combined Notice Concerns a Foreclosure Described as Follows:
Original Debtor on the Lien Being Foreclosed: Julie R. Wiley
Original Lien Claimant on the Lien Being Foreclosed: Delano Properties LLC
Current Holder ("Holder") of the Evidence of Debt ("Debt") Secured by the Lien Being Foreclosed: Delano Properties LLC
Date of Court Order Authorizing the Foreclosure: June 29, 2026
Original Principal Balance of Secured Indebtedness: $250,000.00
Outstanding Principal Balance of Secured Indebtedness: $250,000.00 as of June 3, 2026. This sum does not include additional interest or other amounts allowed by law.
YOU ARE NOTIFIED AS FOLLOWS:
A proceeding was commenced by the above-referenced Holder to levy and execute on a Judgment entered in the Denver County District Court, State of Colorado, Case No. 2025CV34144.
The above-referenced Court ordered a foreclosure on certain property secured by the Judgment. The undersigned Sheriff has been commanded to sell the following real property which is the subject of this Combined Notice:
Lot 11,
Block 1,
Chaffee Park Heights,
City and County of Denver
State of Colorado
Commonly known as 4801 Shoshone Street, Denver, Colorado (the "**Property**").
The violation of the covenant of the evidence of debt upon which the foreclosure is based is as follows: Failure to satisfy the Judgment.
You may have an interest in the Property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject Property as a result of said foreclosure. You may have the right to redeem the Property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale
Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.
In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.
THEREFORE, AT 10:00 a.m., on the 17th day of December, 2026, at , at the front steps of the Denver City and County Building, located at 1437 Bannock Street, Denver, Colorado 80202, phone number 720-865-9556, the undersigned Sheriff will sell the Property at public auction to the highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law. Please telephone the Denver County Sheriff, Civil Division, two business days prior to the sale to ascertain the amount of this bid.
BIDDERS ARE REQUIRED TO HAVE CERTIFIED FUNDS PAYABLE TO THE REGISTRY OF THE DENVER DISTRICT COURT
PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.
The name, address, business telephone number, and Colorado bar registration number of the attorney for the Holder are as follows:
Christopher J. Conant, Esq.
Hatch Ray Olsen Conant LLC
730 17th Street, Suite 200, Denver, CO 80202
Telephone: (303) 298-1800
Attorney Reg. No. 40269

DATED at Denver, Colorado this 23rd day of September, 2026.
Elias Diggins, Sheriff
City and County of Denver, Colorado
By: Deputy Sheriff Sergeant Line
First Publication: October 23rd, 2026
Last Publication: November 20th, 2026
Published In: The Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case Number: 2026PR31040
In the Matter of the Estate of
PAULINE L. DYE, a/k/a PAULINE LUCILE DYE, PAULINE DYE AND PAULINE S. DYE, 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 March 15, 2026, or the claims may be forever barred.

Sharon Stephenson
Personal Representative
c/o Kurt E. Walberg, P.C.
1471 Stuart Street
Denver, CO 80204

First Publication: November 13, 2026
Second Publication: November 20, 2026
Third Publication: November 27, 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: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Jefferson County
Case Number: 2026PR451
In the Matter of the Estate of
DONNA VAN KUEREN a/k/a DONNA KUELZ, 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 Jefferson County, Colorado on or before March 15, 2026, or the claims may be forever barred.

David Kuelz
Personal Representative
c/o Kurt E. Walberg, P.C.
1471 Stuart Street
Denver, CO 80204

First Publication: November 13, 2026
Second Publication: November 20, 2026
Third Publication: November 27, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000492

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Christopher A. Barbour
Original Beneficiary(ies): Key Mortgage Corporation, LLC

Current Holder of Evidence of Debt: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust
Date of Deed of Trust: October 08, 2003
County of Recording: Denver
Recording Date of Deed of Trust: October 15, 2003
Recording Information (Reception No. and/or Book/Page No.): 2003216083
Original Principal Amount: $265,000.00
Outstanding Principal Balance: $109,349.92
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 17, AND THE NORTH 1/2 OF LOT 18, AND THE SOUTH 2 1/2 FEET OF LOT 16, BLOCK 8, FIRST RESUBDIVISION OF BRYN MAWR, CITY AND COUNYTY OF DENVER.
Purported common address: 765 South Downing Street, Denver, CO 80209.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.
If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes : Affidavit Re: Scrivener's Error Pursuant to C.R.S.§38-35-109(5) recorded in the records of Denver County, Colorado, on 1/19/2010 at Reception No. 2010006619 to correct the legal description.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1060316-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE OF SALE

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

YEAR/MAKE/MODEL	**VIN**
2013 Lincoln Navigator	L06961
2007 Pontiac G6	221644
2009 International workstar	134427
2006 Lincoln Navigator	J24893
2013 Ford Fusion	158436
1997 Honda Accord	010193

Date of Publication: November 20, 2026
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C03160, Division: Civil
Courtroom: 170

Public Notice is given on 10/30/2026 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 ANNE
ELIZABETH COCKERLINE be changed to ANNIE ELIZABETH WHITE.
First Publication: November 13, 2026

Intermountain Jewish News
Legal Notices, November 20, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

Second Publication: November 20, 2026
Third Publication: November 27, 2026
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C00179, Division: Civil
Courtroom: 186

Public Notice is given on 11/13/2026 that a Petition for a Change of Name of a Minor Child has been filed with the **Denver** Court.
The Petition requests that the name of keller noel perez marin be changed to keller noel marin.
First Publication: November 20, 2026
Second Publication: November 27, 2026
Third Publication: December 4, 2026
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C01143, Courtroom: 186

Public Notice is given on 9/16/2026 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 SELBY ALEXANDRA STEBBINS be changed to SELBY ALEXANDRA QUIñónez-silverthorn.
First Publication: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000526

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): avmc investments, LLC a/k/a AVMC Investments LLC a/k/a AVMC Investments, LLC
Original Beneficiary(ies): Tri-State Mortgage, LLC. d/b/a Tri-State Mortgage
Current Holder of Evidence of Debt: Tri-State Mortgage, LLC
Date of Deed of Trust: January 07, 2026
County of Recording: Denver
Recording Date of Deed of Trust: January 16, 2026
Recording Information (Reception No. and/or Book/Page No.): 2026003686
Original Principal Amount: $460,000.00
Outstanding Principal Balance: $460,000.00
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 principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Parcel A: Lot 6, Block 14, Schinner's Addition to the City of Denver,
Parcel B: The North 1/2 of Lot 7, Block 14, Schinner's Addition, City and County of Denver, State of Colorado.
For information purposes only: 2538 North Lafayette Street, Denver, CO 80205 APN/Parcel ID: 0235202031000
Purported common address: 2538 N. Lafayette 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, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: WESTON COLE #44277
GELMAN LAW LLC 8480 E ORCHARD RD., STE 500, Greenwood Village, CO 80111 (303) 740-8494
Attorney File # Brock-0001
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
Denver Probate Court
Case No. 2026PR031199, Division: 3
In the Matter of the Estate of
JOHN T. QUINN, 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 on or before March 15, 2027 or the claims may be forever barred.

Kathleen Ann Quinn
Personal Representative
c/o Werth Law LLC,
P.O. Box 808
Brighton, CO 80601

Candace Werth, Esq., Reg. No. 21769
Attorney for the personal representative
WERTH LAW LLC
P.O. Box 808, Brighton, CO 80601
Phone: 303.434.1024
E-mail: Candace@WerthLawLLC.com
First Publication: November 13, 2026
Second Publication: November 20, 2026
Third Publication: November 27, 2026
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C01139, Courtroom: 186

Public Notice is given on 9/16/2026 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
BRODERICK PHILLIP QUINOEZ be changed to BRODERICK PHILLIP QUIñónez-silverthorn.
First Publication: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Boulder County
Case Number: 2026PR30689
In the Matter of the Estate of
FORREST PHILLIPS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Boulder County, Colorado on or before March 6, 2027, or the claims may be forever barred.

brandon fields
Personal Representative
1510 28th St., Ste. 275
Boulder, CO 80303

First Publication: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000527

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): NMA DLA Investment Properties LLC
Original Beneficiary(ies): CL-LM Resi Purchaser Trust 1
Current Holder of Evidence of Debt: 1 Sharpe Opportunity Intermediate Trust
Date of Deed of Trust: June 04, 2025
County of Recording: Denver
Recording Date of Deed of Trust: June 11, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025057714

Original Principal Amount: $1,376,625.00
Outstanding Principal Balance: $1,376,625.00
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 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.
NORTH 1/2 OF THE SOUTH 1/2 OF LOT 8, BLOCK 1,
HARMAN'S SUBDIVISION,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.
Purported common address: 537 Josephine Street, Denver, CO 80206.
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 :
**CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED AUGUST 11, 2026, AT RECEPTION NO. 2026095904, IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JENNIFER C ROGERS #34682
IDEA LAW GROUP, LLC 7100 W. 44th Avenue, Ste 200, Wheat Ridge, CO 80033 877-3532
Attorney File # 48274749
The 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. 2026-000536

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): JAMES GREENWOOD
Original Beneficiary(ies): 4700 SAGJ, LLC
Current Holder of Evidence of Debt: 4700 SAGJ, LLC
Date of Deed of Trust: June 19, 2024
County of Recording: Denver
Recording Date of Deed of Trust: July 12, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024064614
Original Principal Amount: $330,000.00
Outstanding Principal Balance: $330,000.00
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 principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE SOUTH 200 FEET OF NORTH 230 FEET OF EAST 1/2 WEST 1/2 NORTHWEST 1/4 NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST EXCEPT EAST 30 FEET AND EXCEPT POINT IN WEST 6TH AVENUE TO CITY AND COUNTY DENVER, STATE OF COLORADO.
Purported common address: 4700 WEST 6TH AVENUE, DENVER, CO 80204-4655.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: RYAN BOURGEOIS #51088
BARRETT FRAPPIER & WEISSERMAN, LLP 1391 NORTH SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 (303) 813-1107
Attorney File # 00000010798056
The 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. 2026-000546

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 21, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Jessica Reyes AND Robert Duncan
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: November 28, 2022
County of Recording: Denver
Recording Date of Deed of Trust: November 30, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022145436
Original Principal Amount: $532,183.00
Outstanding Principal Balance: $517,562.71
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.
LOTS 26 AND 27, BLOCK 59, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4145 Fillmore St, Denver, CO 80216-4037.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/21/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ALISON L. BERRY #34531
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295

Attorney File # 26-037221
The 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. 2026-000541

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Angelica Ledesma AND Elizabeth Ledesma
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: February 15, 2019
County of Recording: Denver
Recording Date of Deed of Trust: February 19, 2019
Recording Information (Reception No. and/or Book/Page No.): 2019019408
Original Principal Amount: $338,751.00
Outstanding Principal Balance: $281,973.38
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 pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 22, BLOCK 3, MONTBELLO NO. 23, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL ID NUMBER: 00182-03-022-000
Purported common address: 5563 Anaheim Way, 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, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 23-029626
The 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. 2026-000532

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): NABOR ORTIZ-ESPINOZA
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SGB CORPORATION DBA WESTAMERICA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: MIDFIRST BANK
Date of Deed of Trust: September 29, 2000
County of Recording: Denver
Recording Date of Deed of Trust: October 10, 2000
Recording Information (Reception No. and/or Book/Page No.): 2000147938
Original Principal Amount: $161,912.00
Outstanding Principal Balance: $108,310.58

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 29, BLOCK 5, CONCORD FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
TAX ID #00193-10-029-000
Purported common address: 14580 EAST 43RD 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, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 21-026133
The 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. 2026-000542

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Keil Marie Ahlbrandt
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans, LLC, its successors and assigns
Current Holder of Evidence of Debt: Rocket Mortgage, LLC
Date of Deed of Trust: March 29, 2021
County of Recording: Denver
Recording Date of Deed of Trust: March 30, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021057750
Original Principal Amount: $451,036.00
Outstanding Principal Balance: $402,804.67
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.
Unit 409, SoBo 58, according to the Condominium Map thereof recorded on January 4, 2021 at Reception No. 2021000809, and the Condominium Declaration of Covenants, Conditions and Restrictions for SoBo 58, recorded on January 4, 2021 at Reception No. 2021000808, both in the records of the Clerk and Recorder of the City and County of Denver, Colorado, as amended and supplemented from time to time.
Purported common address: 1898 S Bannock Street, Unit 409, 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, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be

found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27426
The 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. 2026-000514

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 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 14, 2025
County of Recording: Denver
Recording Date of Deed of Trust: August 15, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025082294
Original Principal Amount: $1,798,100.00
Outstanding Principal Balance: $1,539,071.95
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 payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lots 12 and 13, EXCEPT the rear 6 feet of said Lots, Block 23, Park Hill, City and County of Denver, State of Colorado Purported common address: 2242 North Cherry Street, Denver, CO 80207.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.016
The 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. 2026-000519

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 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 15, 2024
County of Recording: Denver
Recording Date of Deed of Trust: August 20, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024078414
Original Principal Amount: $2,633,500.00
Outstanding Principal Balance: $1,970,573.47
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 make payments as required by the terms of the Promissory Note and Deed of Trust.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
The North 37 1/2 feet of Plot 3, Block 42, HARMANS SUBDIVISION, City and County of Denver, State of Colorado Purported common address: 356 Adams St., 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.017
The 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. 2026-000515

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 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: 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.): 2024069140
Original Principal Amount: $2,450,000.00
Outstanding Principal Balance: $1,796,766.64
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 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 47 and 48, Block 30, Broadway Heights, Second Filing, City and County of Denver, State of Colorado Purported common address: 601 S. Gaylord 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.018
The 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. 2026-000531

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 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: May 14, 2025
County of Recording: Denver
Recording Date of Deed of Trust: May 15, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025045343
Original Principal Amount: $1,040,000.00
Outstanding Principal Balance: $986,190.26
Pursuant to CRS §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 34 and the South 1/2 of Lot 35, Block 7, CHAMBERLIN'S CAPITOL HEIGHTS ADDITION, City and County of Denver, State of Colorado
Purported common address: 954 Detroit Street, Denver, CO 80206.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.015
The 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. 2026-000517

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

On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 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: April 18, 2025
County of Recording: Denver
Recording Date of Deed of Trust: April 21, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025037139
Original Principal Amount: $970,000.00
Outstanding Principal Balance: $935,617.00
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 31 and 32, Block 101, Byers East Subdivision, City and County of Denver, State of Colorado Purported common address: 265 South Pennsylvania 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9241.013
The 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. 2026-000540

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Alger Jule Slosser III and Holli Slosser
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Network Capital Funding Corporation, NMLS #11712, its successors and assigns
Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC
Date of Deed of Trust: April 25, 2023
County of Recording: Denver
Recording Date of Deed of Trust: April 27, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023038211**
Original Principal Amount: $239,656.00
Outstanding Principal Balance: $231,954.41
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
PARCEL I: AN UNDIVIDED 1/232ND INTEREST IN AND TO SAID BLOCK 4, WINDSOR GARDENS EAST, 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. 1A (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 297), IN BUILDING NO. 2, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK, 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 ON OCTOBER 17, 1963, UNDER RECEPTION NO. 48792, AS AMENDED BY AMENDMENT TO THE PLAT PLAN OF BLOCK 4, WINDSOR GARDENS EAST FILED FOR RECORD IN THE OFFICE OF THE

CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO ON DECEMBER 3, 1963, UNDER RECEPTION NO. 81203. PARCEL III: AN UNDIVIDED 1/16TH 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. 10 IN PARKING LOT NO. P-4 IN 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 ABOVE DESCRIBED. (4) THE RIGHT TO USE THE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE APARTMENT BUILDING DESCRIBED IN PARCEL II ABOVE COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 600 S Clinton St Unit 1A, Denver, CO 80247.
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 :
**The Deed of Trust legal description was corrected by an Affidavit of Correction recorded on 08/11/2026 at Reception No. 2026095715, in the records of the City and County of Denver, State of Colorado.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27057
The 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. 2026-000522

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 11, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): ROSE LAVELLE
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUMMIT FUNDING, INC.
Current Holder of Evidence of Debt: SUMMIT FUNDING, INC
Date of Deed of Trust: August 19, 2022
County of Recording: Denver
Recording Date of Deed of Trust: August 22, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022109806
Original Principal Amount: $573,750.00
Outstanding Principal Balance: $594,537.95
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 pay principal and interest when due together with all other payments provided for in the Evidence of Debt secured by the Deed of Trust and other violations of the terms thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
THE LAND REFERRED TO HEREIN IS SITUATE IN DENVER COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:
ZONE LOT C

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE WEST 20' RANGE LINE OF SOUTH MONROE STREET TO BEAR N00 DEGREES 12'55"W A DISTANCE OF
350.75 FEET BETWEEN A FOUND AXLE IN RANGE BOX AT SOUTH MONROE STREET AND EAST ASBURY AVE. AND A FOUND 20' OFFSET CHISELED CROSS 20.00 EAST OF THE SOUTHEAST CORNER OF LOT 36, BLOCK 13, UNIVERSITY PARK AMENDED MAP, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
COMMENCING AT SAID FOUND AXLE; THENCE NORTH 00 DEGREES 12'55" WEST ALONG SAID 20' RANGE LINE, A DISTANCE OF 350.75 FEET; THENCE SOUTH 89 DEGREES 44'29" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH MONROE STREET; THENCE ALONG THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER ON 11/09/2005 AT RECEPTION NO. 2005192462 SOUTH 89 DEGREES, 44'29" WEST, A DISTANCE OF 104.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 44'29" WEST, A DISTANCE OF 65.87 FEET; THENCE NORTH 00 DEGREES 12'55" WEST, A DISTANCE OF 109.59 FEET; THENCE NORTH 89 DEGREES 44'29" EAST, A DISTANCE OF 60.69 FEET; THENCE SOUTH 00 DEGREES 00'44" EAST, A DISTANCE OF 42.71 FEET; THENCE SOUTH 90 DEGREES 00'00" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 58 DEGREES 59'56" EAST, A DISTANCE OF 27.97 FEET; THENCE SOUTH 90 DEGREES 00'00" EAST, A DISTANCE OF 21.00 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00 DEGREES 12'55" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 90 DEGREES 00'00" WEST, A DISTANCE OF 104.20 FEET; THENCE SOUTH 00 DEGREES 12'55" EAST, A DISTANCE OF 61.26 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1935 S MONROE STREET, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/11/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # 00000010841906
The 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. 2026-000539

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Mary Hill
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Current Holder of Evidence of Debt: United Wholesale Mortgage, LLC
Date of Deed of Trust: November 05, 2024
County of Recording: Denver
Recording Date of Deed of Trust: November 07, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024103796
Original Principal Amount: $179,910.00
Outstanding Principal Balance: $177,725.08

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

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

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

PARCEL II: ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF APARTMENT NO. 8-B, (FOR CONVENIENT REFERENCE, NUMBERED AS UNIT NO. 16), IN BUILDING NO. 1, NOW OR HEREAFTER CONSTRUCTED IN SAID BLOCK 3, SAID BUILDING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN THEREOF, FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO.

PARCEL III: AN UNDIVIDED 1/289TH INTEREST IN AND TO THE APARTMENT BUILDING, EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED. TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 44 IN PARKING LOT NO. 1 OF SAID BLOCK 3; LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN REFERRED TO ABOVE.

(2) THE EXCLUSIVE RIGHT TO USE BALCONIES, AIR-CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.

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

(4) THE RIGHT TO USE STAIRS, HALLS, 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: 605 S Clinton St #8B, 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, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust , plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

First Publication: 11/20/2026

Last Publication: 12/18/2026

Name of Publication: Intermountain Jewish News

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

DATE: 09/18/2026

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

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

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

Attorney File # CO-26-1062744-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. 2026-000533

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

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

Original Grantor(s): Jose Francisco Huato Garcia, Arleth Minel Avila-Morales

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

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

Date of Deed of Trust: April 30, 2025

County of Recording: Denver

Recording Date of Deed of Trust: May 05, 2025

Recording Information (Reception No. and/or Book/Page No.): 2025041616
Original Principal Amount: $411,410.00
Outstanding Principal Balance: $407,507.18
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
A PARCEL OF LAND BEING A PORTION OF LOT 11, BLOCK 17, DENVER CONNECTION WEST FILING NO.1 AS RECORDED UNDER RECEPTION NO. 2016106834 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTH ONE-HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11 WHENCE THE SOUTHEAST CORNER OF SAID LOT 11 BEARS NORTH 89°22'37" EAST WITH ALL BEARINGS HEREON RELATIVE THERETO;
THENCE NORTH 89°22'37" EAST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 106.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'04" WEST A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11;
THENCE ALONG SAID NORTH LINE, NORTH 89°22'37" EAST, A DISTANCE OF 20.00 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°37'04" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°22'37" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 16251 E 47th 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, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust , plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1062036-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. 2026-000537

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Jose Angel Gurrola Calzada AND Naomi Amaya Ruybalid
Original Beneficiary(ies): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR POWERTPO A DBA OF LOWER, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust: August 13, 2024
County of Recording: Denver
Recording Date of Deed of Trust: August 22, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024079116
Original Principal Amount: $441,849.00
Outstanding Principal Balance: $435,346.58

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Custer Place PBG Parcel 2,
Legal Description:
Beginning at the Northwest Section corner of Section 18, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:
Thence South 00 deg. 00 min. 00 sec. West along the West Section line of said Section 18 for a distance of 1985.23 feet to a point on the West Section line;
Thence South 89 deg. 18 min. 21 sec. East for a distance of 334.25 feet to a point on the North right of way line of West Custer Place;
Thence North 00 deg. 41 min. 39 sec. East for a distance of 110.00 feet to the True Point of Beginning;
Thence North 88 deg. 05 min. 23 sec. West for a distance of 116.79 feet to a point;
Thence North 00 deg. 00 min. 00 sec. West for a distance of 54.26 feet to a point;
Thence South 89 deg. 18 min. 21 sec. East for a distance of 50.39 feet to a point;
Thence North 00 deg. 00 min. 00 sec. West for a distance of 25.62 feet to a point; Thence South 51 deg. 26 min. 43 sec. East for a distance of 85.30 feet to a point;
Thence 47.12 feet along a non-tangent curve to the left whose central angle is 180 deg. 00 min. 00 sec. with a radius of 15.00 feet and a chord which bears South 00 deg. 41 min. 39 sec. West for a distance of 30.00 feet to the True Point of Beginning,
City and County of Denver, State of Colorado.
Purported common address: 5115 West Custer Place, Denver, CO 80219.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: LAMA M. BADDAH #62210
JANEWAY LAW FIRM, P.C. 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 (855) 263-9295
Attorney File # 26-038393
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE TO CREDITORS BY PUBLICATION
District Court, Douglas County
Case No. 2026PR30516, Division: COC
In the Matter of the Estate of
John Anthony Bruski, a/k/a John Bruski and Tony Bruski, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Douglas, County, Colorado, on or before March 20, 2027, or the claims may be forever barred.

Kylene Gayle Merritt
Personal Representative
c/o 5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111

DENISE HOFFMAN WHITE, Esq. Atty. Reg. #: 33143
JOSEPH ORRINO, Esq. Atty. Reg. #: 50499
Kathryn Kaylor, Esq., Att. Reg. #63000
Attorneys for the Personal Representative
5350 S. Roslyn St., Ste. 100
Greenwood Village, CO 80111
Phone Number: (303) 860-7140

FAX Number: (303) 860-7344
E-mail: dhoffman@hn-colaw.com;
jorrino@hn-colaw.com; kkaylor@hn-colaw.com
First Publication: November 20, 2026
Second Publication: November 27, 2026
Third Publication: December 4, 2026
Published: Intermountain Jewish News

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME
Case No. 26C03222, Division: Civil
Courtroom: 175

Public Notice is given on November 13, 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 BRETT ARIN GUSTER be changed to TYBERIUS ARIN OMENUKO.
Publication Date: November 20, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Pueblo County
Case No. 2026PR30364, Division 501
In the Matter of the Estate of
JEFFREY SCOTT MILLER *a/k/a* JEFFREY S. MILLER *a/k/a* JEFFREY MILLER, 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 Pueblo, County, Colorado, on or before March 20, 2027, or the claims may be forever barred.
Kathleen Miller, 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: November 20, 2026
Second Publication: November 27, 2026
Third Publication: December 4, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000473

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 25, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): The Wright Properties. LLC A Colorado Limited Liability Company
Original Beneficiary(ies): LendingOne, LLC, a Delaware Limited Liability Company
Current Holder of Evidence of Debt: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Date of Deed of Trust: December 14, 2021
County of Recording: Denver
Recording Date of Deed of Trust: December 15, 2021
Recording Information (Reception No. and/or Book/Page No.): 2021228419
Original Principal Amount: $3,297,075.00
Outstanding Principal Balance: $3,055,796.16
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
1. PROPERTY COMMONLY KNOWN AS: 1750 SOUTH YUMA STREET, DENVER, CO 80223
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: ALL OF LOT 5, EXCEPT THE NORTH 25 FEET THEREOF, AND ALL OF LOT 6, EXCEPT THE SOUTH 45 FEET THEREOF, BLOCK 26, GUNNISON HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
2. PROPERTY COMMONLY KNOWN AS: 1660 SOUTH ZUNI STREET, DENVER, CO 80223
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 13, BLOCK 6, GUNNISON HEIGHTS FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
3. PROPERTY COMMONLY KNOWN AS: 1225 SOUTH MARIPOSA STREET, DENVER, CO 80223
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 43 AND 44, BLOCK 6, MANCHESTER HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
4. PROPERTY COMMONLY KNOWN AS: 1520 SOUTH XAVIER STREET, DENVER, CO 80219

THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 3, BLOCK 3, SHERIDAN MANOR, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
5. PROPERTY COMMONLY KNOWN AS: 1190 SOUTH WINONA COURT, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 10, BLOCK 2, MISSISSIPPI HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
6. PROPERTY COMMONLY KNOWN AS: 1830 SOUTH LOWELL BOULEVARD, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 4, BLOCK 9, MUSE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
7. PROPERTY COMMONLY KNOWN AS: 4865 WEST 2ND AVENUE, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 120 FEET OF THE WEST 53.94 FEET OF THE EAST 245.76 FEET OF BLOCK 1, HILL AND WEBSTER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
8. PROPERTY COMMONLY KNOWN AS: 117 SOUTH DECATUR STREET, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 19 AND 20, BLOCK 2, ADOLPH RAUH ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
9. PROPERTY COMMONLY KNOWN AS: 2090 SOUTH IRVING STREET, DENVER, CO 80219
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 1/2 OF LOTS 13 AND 14, BLOCK 8, BURN'S BRENTWOOD SUBDIVISION FILING NO.1 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PROPERTY COMMONLY KNOWN AS: 1039 SOUTH PATTON COURT, DENVER, CO 80219
10. THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 39 AND 40, BLOCK 16, KENTUCKY GARDENS ANNEX, CITY AND COUNTY OF DENVER STATE OF COLORADO.
11. PROPERTY COMMONLY KNOWN AS: 629 STUART STREET, DENVER, CO 80204
THE LAND REFERRED TO HEREIN IS SITUATED IN DENVER COUNTY, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 49 AND 50, EXCEPT THE REAR 6 FEET OF SAID LOTS, BLOCK 27, WINDSOR, CITY AND COUNTY OF DENVER STATE OF COLORADO.
Purported common address: See Legal Description, Denver, CO .
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/25/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1055042-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.
Denver Probate Court
Case Number: 2026PR31153
NOTICE TO CREDITORS
In the Matter of the Estate of
FLORIANNE SOLIN, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Probate Court of the City and County of Denver, Colorado or on or before March 6, 2027, or the claims may be forever barred.

STEPHEN E. OXMAN
Personal Representative
1027 Fillmore Street
Denver, CO 80206
STEPHEN E. OXMAN, Esq. Atty. Reg. #: 5295
Attorney for the Personal Representative
Oxman & Oxman, P.C.
2025 York Street
Denver, CO 80205
Phone No.: (303) 321-3747
FAX No.: (303) 388-6386
E-mail: stephen@oxmanandoxman.com
First Publication: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.
Denver Probate Court
Case Number: 2026PR470
NOTICE TO CREDITORS
In the Matter of the Estate of
Alan Barry Jones, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the Denver Probate Court of the City and County of Denver, Colorado or on or before March 10, 2027, or the claims may be forever barred.
Charlene Regan
Personal Representative
PO BOX 133
Yampa, CO 80483
First Publication: November 6, 2026
Second Publication: November 13, 2026
Third Publication: November 20, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000500

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 3, 2026, the undersigned Public Trustee caused the Notice 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 Press
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Everett Financial, Inc. d/b/a Supreme Lending, its successors and assigns
Current Holder of Evidence of Debt: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Date of Deed of Trust: October 17, 2019
County of Recording: Denver
Recording Date of Deed of Trust: October 23, 2019
Recording Information (Reception No. and/or Book/Page No.): 2019148404
Original Principal Amount: $266,000.00
Outstanding Principal Balance: $245,351.31
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 make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
CONDOMINIUM UNIT 405, GOVERNOR'S PARK, TOGETHER WITH AN UNDIVIDED .80 PERCENTAGE INTEREST IN AND TO LOTS 36 TO 46, INCLUSIVE AND THE EAST 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOTS, BLOCK 17, ARLINGTON HEIGHTS ADDITION TO DENVER, ACCORDING TO THE MAP THEREOF FILED FOR RECORD AND THE CONDOMINIUM DECLARATION RECORDED IN BOOK 924 AT PAGE 145, TOGETHER WITH THE RIGHT TO USE PARKING SPACE 85 AS SHOWN ON SAID MAP, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 777 N Washington St Apt 405, 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, 12/31/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be

made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/6/2026
Last Publication: 12/4/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/03/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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 # CO26722
The 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. 2026-000505

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 3, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Anthony Frapasella
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for American Home Mortgage Acceptance, Inc., Its Successors and Assigns
Current Holder of Evidence of Debt: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1
Date of Deed of Trust: March 25, 2005
County of Recording: Denver
Recording Date of Deed of Trust: March 30, 2005
Recording Information (Reception No. and/or Book/Page No.): 2005052440
Original Principal Amount: $200,900.00
Outstanding Principal Balance: $97,634.11
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.
THE NORTH ONE-HALF OF LOT 40 AND ALL OF LOTS 41 AND 42, BLOCK 9, FIRST ADDITION TO UNIVERSITY PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 1827 South Saint Paul Street, 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, 12/31/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/6/2026
Last Publication: 12/4/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/03/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1061506-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.

Intermountain Jewish News
Legal Notices, November 20, 2026
www.ijn.com/legal-notices
Originals (print version) available for a fee; contact (303) 861-2234

DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO
Court Address: CITY AND COUNTY BUILDING
1437 BANNOCK STREET #256
DENVER, CO 80202
Court Phone: 303-640-2089
Plaintiff: TOPAZ AT INDIAN CREEK CONDOMINIUM ASSOCIATION, INC.
v.
Defendants: JESSE WHITNEY-BLANE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; M AND T BANK; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; COUNTY TREASURER OF THE CITY AND COUNTY OF DENVER; and CITY AND COUNTY OF DENVER PUBLIC TRUSTEE

AMENDED SUMMONS

Case No.: 2025CV034507, Div: 409

TO THE ABOVE-NAMED DEFENDANTS:
YOU ARE HEREBY SUMMONED and required to file with the Clerk of this Court an answer or other response to the attached Complaint. If service of the Summons and Complaint was made upon you within the State of Colorado, you are required to file your Answer or other response within twenty-one (21) days after service upon you. If service of the Summons and Complaint was made upon you, outside of the State of Colorado, you are required to file your Answer or other response within thirty-five (35) days after service upon you or if served by publication pursuant to C.R.C.P. 4(g). If served by publication, service shall be complete on the day of the last publication. Pursuant to 28 U.S.C. § 2410(b), the time for filing an Answer or other response is extended to sixty (60) days for the United States. Your answer or counterclaim must be accompanied with the applicable filing fee. A copy of the Complaint may be obtained from the Clerk of the Court.
If you fail to file your Answer or other response to the Complaint in writing within the applicable time period, the Court may enter judgment by default against you for the relief demanded in the Complaint without further notice.
This is an action affecting the real property described in the Complaint and is a proceeding *in rem* as well as a proceeding *in personam*.
Dated: October 28, 2026
Respectfully submitted,
ALTITUDE COMMUNITY LAW P.C.
Jeffrey B. Smith, #40490
ATTORNEYS FOR PLAINTIFF
555 Zang Street, Suite 100
Lakewood, Colorado 80228-1011
Phone Number: 303.432.9999
E-mails: jsmith@altitude.law
Topaz at Indian Creek Condominium Association
Address of Plaintiff:
Topaz at Indian Creek Condominium Association, Inc.
c/o Westwind Management Group
27 Inverness Drive East
Englewood, CO 80112
Our File No.: 9042.0065
Original signature of Jeffrey B. Smith is on file with the law offices of Altitude Community Law P.C. pursuant to C.R.C.P. 121, §1-26(7).
First Publication: November 6, 2026
Last Publication: December 4, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000516

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 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: June 27, 2025
County of Recording: Denver
Recording Date of Deed of Trust: June 30, 2025
Recording Information (Reception No. and/or Book/Page No.): 2025063205
Original Principal Amount: $1,465,000.00
Outstanding Principal Balance: $1,439,880.99
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 make payments as required by the terms of the Promissory Note and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Property 1:
PARCEL A:
LOT 10 AND THE SOUTH 1/2 OF LOT 9,
BLOCK 26, BROADWAY HEIGHTS, SECOND FILING, CITY AND COUNTY OF DENVER,

STATE OF COLORADO.
Property 2:
PARCEL B:
A PARCEL OF LAND LOCATED IN LOT 11, BLOCK 26, BROADWAY HEIGHTS SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. COMMENCING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 26, THENCE SOUTH 89°55'10" WEST ALONG THE NORTHERLY LINE OF SAID LOT 11 A DISTANCE OF 6.58 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID NORTHERLY LINE OF LOT 11 THE FOLLOWING THREE (3) COURSES:
1. SOUTH 00°04'50" EAST A DISTANCE OF 0.32 FEET;
2. SOUTH 89°06'0l"WEST A DISTANCE OF 19.10 FEET;
3. NORTH 88°17'47" WEST A DISTANCE OF 19.30 FEET, TO THE INTERSECTION WITH THE SAID NORTHERLY LINE OF LOT 11, THENCE NORTH 89°55' 10" EAST ALONG THE SAID NORTHERLY LINE OF LOT 11 A DISTANCE OF 38.39 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 636 South 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: JOSEPH A MURR #14427
MURR SILER ECKELS DELANEY, PC 1999 BROADWAY, SUITE 3100, DENVER, CO 80202 (303) 534-2277
Attorney File # 9421.014
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

Public Notice for vehicles to be sold by CR TOWING
PUC: T04048
3037 West Stanford Dr.
Englewood, CO 80110
Phone: 720-474-1802

Year/Make/Model/COLOR Vin #
2008 Chevrolet 1500 Pickup (Silver) 171417
Date of Publication: November 20, 2026
Published: Intermountain Jewish News

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000508

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Allyson J. Mariani
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
Current Holder of Evidence of Debt: AmeriHome Mortgage Company, LLC
Date of Deed of Trust: June 15, 2018
County of Recording: Denver
Recording Date of Deed of Trust: June 18, 2018
Recording Information (Reception No. and/or Book/Page No.): 2018074806**
Original Principal Amount: $320,320.00
Outstanding Principal Balance: $278,603.03
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Condominium Unit 8, Together with the exclusive right to use Parking Space No. 3, Canterbury Tales Condominiums, according to the Condominium Map, recorded February 27, 1998 at Reception No. 9800029352 in Records of the Office of the Clerk and Recorder of the City and County of Denver, State of Colorado, and as defined and described in the Condominium Declarations for Canterbury Tales Condominiums, recorded on February 27, 1998 at Reception No. 9800029353 and as Amended in Instrument recorded March 19, 1998 at Reception No. 9800041752, in said Records, City and County of Denver, State of Colorado.
Purported common address: 1100 N Logan St Apt 8, Denver, CO 80203-2479.
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:
**The Deed of Trust legal description was corrected by a Correction Affidavit re: Scrivener's Error recorded on 6/20/2019 at Reception No. 2019079363, in the records of the City and County of Denver, State of Colorado.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27734
The 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 LEVY

District COURT, Denver COUNTY,
COLORADO
1437 Bannock Street, Room 256, Denver, CO 80202
Phone: 303-606-2300

Case Number: 2020CV34214
Division: 424

Plaintiff: ELLA M. CONEY
v.
Defendants: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-1 ASSET-BACKED CERTIFICATES SERIES 2004-1; LONG BEACH MORTGAGE COMPANY; PHH MORTGAGE CORPORATION SUCCESSOR BY MERGER TO OCWEN LOAN SERVICING LLC SUCCESSOR IN INTEREST TO OCWEN FEDERAL BANK FSB; and AMERIQUEST MORTGAGE COMPANY.
NOTICE IS HEREBY GIVEN that on July 22, 2026, a Writ of Execution was issued out of the District Court for the County of Denver directing the Sheriff of the County of Denver, State of Colorado, to levy upon, seize and sell a **full** interest in certain property of Ella M. Coney, the above-named Debtor, and the Sheriff of the County of Denver did levy upon, seize and take into possession the **full** interest in following described property:
Lots 45 and 46, Block 7, MORE'S PARK HEIGHTS, Except the rear 7 feet of the said lots, City and County of Denver, State of Colorado
Also known as **2290 Eudora Street, Denver, Colorado 80207**
Now, therefore, you Ella M. Coney, Debtor, take notice, that within fourteen (14) days from the date of service hereof, exclusive of the day of service, if served within this state, or if served by publication, you may make and file with the Clerk of the above-entitled court a written claim of any exemption which you may have under the statutes of the State of Colorado; and in case of your failure to make and file such written claim of exemption with the Clerk of said Court you shall be deemed to have waived your right of exemption under the statutes of this state.
Witness, Elias Diggins, Sheriff of Denver County, Colorado, dated September 24, 2026.
By: Deputy Sheriff Sergeant R. Line II
Attorneys for Judgment Creditors:

Jamie G. Siler, Atty. Reg. No. 31284
Alexandra E. O'Neill, Esq., Atty. Reg. No. 60228
Murr Siler Eckels Delaney, PC
1999 Broadway, Suite 3100
Denver, Colorado 80202
Phone: (303) 534-2277; Fax: (303) 534-1313
Email: jsiler@msed.law; aoneill@msed.law
First Publication: November 20, 2026
Second Publication: November 27, 2026
Third Publication: December 4, 2026
Published: Intermountain Jewish News

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Luis Garcia and Hortencia E. Tizcareno
Original Beneficiary(ies): Wells Fargo Bank N.A.
Current Holder of Evidence of Debt: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Date of Deed of Trust: December 22, 2017
County of Recording: Denver
Recording Date of Deed of Trust: December 29, 2017
Recording Information (Reception No. and/or Book/Page No.): 2017169425
Original Principal Amount: $255,000.00
Outstanding Principal Balance: $227,500.68
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
Lot 36, Block 1, Green Valley Ranch Filing No. 16, City and County of Denver, State of Colorado.
Purported common address: 4115 Dunkirk Ct, Denver, CO 80249-7117.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27816
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000538

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Luis Felipe Ordonez, a single person
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Rocket Mortgage, LLC
Current Holder of Evidence of Debt: Rocket Mortgage, LLC
Date of Deed of Trust: July 15, 2024

County of Recording: Denver
Recording Date of Deed of Trust: July 16, 2024
Recording Information (Reception No. and/or Book/Page No.): 2024065448
Original Principal Amount: $140,650.00
Outstanding Principal Balance: $139,090.39
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Luis Felipe Ordonez, a single person 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.
Property 1: CONDOMINIUM UNIT NO. 332, DARTMOUTH CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE DARTMOUTH CONDOMINIUMS RECORDED ON OCTOBER 31, 1983 IN BOOK 2942 AT PAGE 193, AND MAP RECORDED ON OCTOBER 31, 1983 IN PLAT BOOK 25 AT PAGES 1, 2, AND 3, AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 332, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 3100 S Federal Blvd., Apt. 332, Denver, CO 80236-6016.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust , plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DUSTIN N HARVEY #59602
THE SAYER LAW GROUP, P.C. 3600 SOUTH BEELER STREET, SUITE #330, DENVER, CO 80237 (303) 353-2965
Attorney File # CO260127
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

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

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): 3 Little Birds Salon LLC
Original Beneficiary(ies): Midwest Regional Bank
Current Holder of Evidence of Debt: Midwest Regional Bank
Date of Deed of Trust: May 17, 2023
County of Recording: Denver
Recording Date of Deed of Trust: May 18, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023045482
Original Principal Amount: $681,000.00
Outstanding Principal Balance: $663,027.27
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make monthly payments on the Evidenced of Debt, as required under said Deed of Trust and the Evidence of Debt secured thereby
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
PARCEL 1: UNIT 101, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL 2: UNITS G-15 AND G-16, BRIARGATE AT SEVENTEENTH AVENUE, A CONDOMINIUM COMMUNITY, IN ACCORDANCE WITH THE RECORDED MAP RECORDED JULY 21, 1998 UNDER RECEPTION NO.

9800115560 AND DECLARATION RECORDED JULY 21, 1998 UNDER RECEPTION NO. 9800115559, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
The Real Property or its address is commonly known as 837 E. 17TH AVENUE, UNITS 101, G-15 & G16, DENVER, CO 80218. The Real Property tax identification number is 02354-08-052- 052; 02354-08-096-096; 02354-08-097-097.
Purported common address: 837 E. 17th Avenue, Units 101, G-15 & G-16, Denver, CO 80218.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: HARVEY L. KRAMER #31239: HARVEY L KRAMER #31239
KRAMER LAW LLC 4101 EAST LOUISIANA AVENUE, SUITE 108, DENVER, CO 80246 (303) 282-4342
Attorney File # Little Birds
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000535

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 18, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Melissa B. Woodring, a single woman
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Rocket Mortgage, LLC
Current Holder of Evidence of Debt: Lakeview Loan Servicing, LLC
Date of Deed of Trust: January 31, 2023
County of Recording: Denver
Recording Date of Deed of Trust: February 09, 2023
Recording Information (Reception No. and/or Book/Page No.): 2023011824
Original Principal Amount: $356,250.00
Outstanding Principal Balance: $342,274.81
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Melissa B. Woodring, a single woman 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 to 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.
The land referred to in this document is situated in the State of Colorado, County of Denver, and is described as follows:
CONDOMINIUM UNIT NO. B, BUILDING NO. 10, TAMARON II CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF THE TAMARON II CONDOMINIUMS, RECORDED MARCH 27, 1997 AS RECEPTION NO. 9700038488, AND AS DEFINED BY THE CONDOMINIUM DECLARATION OF THE TAMARON II CONDOMINIUMS, RECORDED MARCH 27, 1997 AS RECEPTION NO. 9700038487, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO GARAGE/CARPORT SPACE NO. 1, GARAGE BUILDING G2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 8500 E Jefferson Ave., Apt 10B, Denver, CO 80237-1592.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

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

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 01/14/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/20/2026
Last Publication: 12/18/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/18/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: DUSTIN N HARVEY #59602
THE SAYER LAW GROUP, P.C. 3600 SOUTH BEELER STREET, SUITE #330, DENVER, CO 80237 (303) 353-2965
Attorney File # CO260125
The 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. 2026-000483

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Irma Gutierrez
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Current Holder of Evidence of Debt: Guild Mortgage Company LLC
Date of Deed of Trust: October 05, 2020
County of Recording: Denver
Recording Date of Deed of Trust: October 12, 2020
Recording Information (Reception No. and/or Book/Page No.): 2020167738
Original Principal Amount: $363,298.00
Outstanding Principal Balance: $319,593.29
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 5, BLOCK 3, MONTBELLO NO. 40, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4852 Carson Street, Denver, CO 80239.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: ILENE DELL'ACQUA #31755
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1059722-JH

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

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000493

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Ronald E. Collins
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation dba Liberty Reverse Mortgage, Its Successors and Assigns
Current Holder of Evidence of Debt: Finance of America Reverse LLC
Date of Deed of Trust: October 07, 2022
County of Recording: Denver
Recording Date of Deed of Trust: October 14, 2022
Recording Information (Reception No. and/or Book/Page No.): 2022131132
Original Principal Amount: $495,000.00
Outstanding Principal Balance: $203,520.43
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: The failure to make timely tax and insurance payments under said Deed of Trust and the Evidence of Debt secured thereby .
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 22, 23, AND THE SOUTH 5 FEET OF LOT 24, BLOCK 15, CAWKERS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 4830 Saint Paul St, Denver, CO 80216.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1058893-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000513

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 8, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Michael A. Bryant
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: Rocket Mortgage, LLC
Date of Deed of Trust: May 04, 2017
County of Recording: Denver
Recording Date of Deed of Trust: May 11, 2017
Recording Information (Reception No. and/or Book/Page No.): 2017062867
Original Principal Amount: $255,000.00
Outstanding Principal Balance: $125,558.59

Pursuant to CRS §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 34, 35, AND 36, BLOCK 5, BELL PARK, EXCEPT THE REAR OR WESTERLY 8 FEET OF SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 2045 Monaco Pkwy, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026
Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/08/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: AMANDA FERGUSON #44893
HALLIDAY, WATKINS & MANN, P.C. 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO27451
The 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. 2026-000529

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On September 11, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Blanca M. Carrillo-Silva
Original Beneficiary(ies): Security Service Federal Credit Union
Current Holder of Evidence of Debt: Security Service Federal Credit Union
Date of Deed of Trust: January 24, 2018
County of Recording: Denver
Recording Date of Deed of Trust: January 31, 2018
Recording Information (Reception No. and/or Book/Page No.): 2018011861
Original Principal Amount: $188,000.00
Outstanding Principal Balance: $161,051.91
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOT 18 AND 19, BLOCK 32, ADAMS GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO
Purported common address: 3048 W Exposition Ave, 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, 01/07/2027 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 11/13/2026

Last Publication: 12/11/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/11/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State 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-26-1062373-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-000487

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On August 28, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Denver records.
Original Grantor(s): Geraint Beynon
Original Beneficiary(ies): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., Its Successors and Assigns
Current Holder of Evidence of Debt: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-25, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-25
Date of Deed of Trust: November 12, 2004
County of Recording: Denver
Recording Date of Deed of Trust: December 08, 2004
Recording Information (Reception No. and/or Book/Page No.): 2004250336
Original Principal Amount: $153,750.00
Outstanding Principal Balance: $79,426.18
Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the Deed of Trust and other violations thereof
THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.
LOTS 20 AND 21, BLOCK 10, DOWNINGS ADDITION TO NORTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
Purported common address: 4119 Navajo St, Denver, CO 80211-2535.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Thursday, 12/17/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. Computer workstations will be made publicly available at the Denver County Public Trustee's office, 200 W. 14th Ave., Denver, CO 80204 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at https://www.denver.realforeclose.com/. The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.
First Publication: 10/23/2026
Last Publication: 11/20/2026
Name of Publication: Intermountain Jewish News
IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 08/28/2026
Paul D Lopez, Public Trustee in and for the County of Denver, State of Colorado
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is: STEVEN BELLANTI #48306
MCCARTHY HOLTHUS, LLP 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 (877) 369-6122
Attorney File # CO-26-1060462-JH
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.