

Notices of Election and Demand Filed in Arapahoe County

From January 07, 2026 Through January 13, 2026

Arapahoe County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.

Foreclosure Number: 0016-2026

NED Date: 01/09/2026 **Reception #:** E6001323
Original Sale Date: 05/13/2026
Deed of Trust Date: 12/18/2020 **Recording Date:** 12/29/2020 **Reception #:** E0183373
Re-Recording Date **Re-Recorded #:**

Legal: Lot 13, Block 2, Aurora Highlands Subdivision, Filing No. 9, County of Arapahoe, State of Colorado.

Address: 1156 South Rifle Circle, Aurora, CO 80017

Original Note Amt: \$128,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$133,105.28 **As Of:** 12/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Jeffrey D. Halbert
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust): Jeffrey D. Halbert

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 24CO00609-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0017-2026

NED Date: 01/09/2026 **Reception #:** E6001326
Original Sale Date: 05/13/2026
Deed of Trust Date: 10/20/2023 **Recording Date:** 10/24/2023 **Reception #:** E3072840
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 39, AURORA HILLS FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 1973-13-1-23-013

Address: 13258 E Alaska Pl, Aurora, CO 80012

Original Note Amt: \$416,290.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$411,083.55 **As Of:** 12/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: Luis Alberto Ortiz Arteaga
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Luis Alberto Ortiz Arteaga

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035524 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0018-2026

NED Date: 01/09/2026 **Reception #:** E6001328
Original Sale Date: 05/13/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050857
Re-Recording Date **Re-Recorded #:**

Legal: LOT 142,,,VILLA DEL SOL,,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6441 S. Eudora Way, Centennial, CO 80121

Original Note Amt: \$490,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$490,000.00 **As Of:** 12/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: CBBAK, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, LLC
Grantor (Borrower On Deed of Trust): CBBAK, LLC

Publication: Littleton Independent **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK #20076 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0019-2026

NED Date: 01/09/2026 **Reception #:** E6001327
Original Sale Date: 05/13/2026
Deed of Trust Date: 08/08/2017 **Recording Date:** 08/23/2017 **Reception #:** D7096097
Re-Recording Date **Re-Recorded #:**

Legal: Lot 10, Block 1, WINCHESTER SUBDIVISION, FILING NO. 3, County of Arapahoe, State of Colorado.

Address: 1553 S. Carson Street, Aurora, CO 80012

Original Note Amt: \$200,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$167,960.94 **As Of:** 12/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Provident Funding Associates, L.P.
Current Owner: Carl Chandler
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ZB, N.A. dba Vectra Bank Colorado, its successors and assigns
Grantor (Borrower On Deed of Trust): Carl Chandler

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25787 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0020-2026

NED Date: 01/09/2026 **Reception #:** E6001330
Original Sale Date: 05/13/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050830
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33 AND THE SOUTH 3 FEET OF LOT 32, BLOCK 10,,,KINGSBOROUGH SUBDIVISION FILING NO. 4,,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1996 S. Olathe St., Aurora, CO 80013

Original Note Amt: \$400,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$400,000.00 **As Of:** 12/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: CBBAK, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, LLC
Grantor (Borrower On Deed of Trust): CBBAK, LLC

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK #20049 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0021-2026

NED Date: 01/09/2026 **Reception #:** E6001329
Original Sale Date: 05/13/2026
Deed of Trust Date: 12/11/2018 **Recording Date:** 12/18/2018 **Reception #:** D8123412
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 9, ADONEA SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 197708109005

Address: 198 N Muscadine Court, Aurora, CO 80018

Original Note Amt: \$348,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$362,097.98 **As Of:** 12/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CITIMORTGAGE, INC.
Current Owner: Breanne Nicole Harry AND Jason Ryan Harry
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IDEAL HOME LOANS LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Breanne Nicole Harry AND Jason Ryan Harry

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027754 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0022-2026

NED Date: 01/09/2026 **Reception #:** E6001332
Original Sale Date: 05/13/2026
Deed of Trust Date: 10/21/2020 **Recording Date:** 11/19/2021 **Reception #:** E1178161**
Re-Recording Date **Re-Recorded #:**

Legal: ATTACHED AS EXHIBIT "A"

** THE DEED OF TRUST LEGAL DESCRIPTION WAS CORRECTED BY A SCRIVENER'S AFFIDAVIT RECORDED ON 5/27/2025 AT RECEPTION NO. E5036668, IN THE RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO

Address: 8253 S High Ct, Centennial, CO 80122-3688

Original Note Amt: \$178,100.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$159,427.92 **As Of:** 12/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Margaret Dvoretzky
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mutual of Omaha Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Alex Dvoretzky and Margaret Dvoretzky

Publication: Littleton Independent **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO24338 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0023-2026

NED Date: 01/09/2026 **Reception #:** E6001322
Original Sale Date: 05/13/2026
Deed of Trust Date: 05/19/2025 **Recording Date:** 05/28/2025 **Reception #:** E5037113
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 46, HOFFMAN TOWN FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 894 Troy Street, Aurora, CO 80011

Original Note Amt: \$230,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$230,000.00 **As Of:** 12/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Johnny B. Johnson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Liberty 1 Lending Inc. , Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Johnny B. Johnson

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1031526-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0024-2026

NED Date: 01/09/2026

Reception #: E6001324

Original Sale Date: 05/13/2026

Deed of Trust Date: 09/23/2024

Recording Date: 10/02/2024

Reception #: E4064250

Re-Recording Date

Re-Recorded #:

Legal: LOT TWENTY (20), BLOCK THREE (3), AURORA HILLS, FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11531 E Dakota Ave, Aurora, CO 80012

Original Note Amt: \$482,000.00

LoanType: VA

Interest Rate:

Current Amount: \$492,427.01

As Of: 12/26/2025

Interest Type: Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Equity Holding Corp as Trustee for The 11531 East Dakota Avenue Trust, No. 2503070850, Dated 3/7/2025
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Tylor Dale Stepp, Melanie Irene Stepp

Publication: Sentinel Colorado

First Publication Date: 03/19/2026

Last Publication Date: 04/16/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1031598-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0025-2026

NED Date: 01/09/2026 **Reception #:** E6001325
Original Sale Date: 05/13/2026
Deed of Trust Date: 06/30/2017 **Recording Date:** 07/03/2017 **Reception #:** D7074670
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 2, SUMMER VALLEY SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN: 2073-04-2-08-014

Address: 16998 East Loyola Place, Aurora, CO 80013

Original Note Amt: \$321,077.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$273,074.34 **As Of:** 12/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jesus Vazquez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jesus Vazquez

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-036473 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0026-2026

NED Date: 01/09/2026 **Reception #:** E6001331
Original Sale Date: 05/13/2026
Deed of Trust Date: 10/01/2020 **Recording Date:** 10/14/2020 **Reception #:** E0138626
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, THE TIMBERS, FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3768 S Fairplay Way, Aurora, CO 80014

Original Note Amt: \$270,655.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$243,791.99 **As Of:** 12/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Thomas Pearson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Thomas Pearson

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-036497 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0027-2026

NED Date: 01/13/2026 **Reception #:** E6002032
Original Sale Date: 05/13/2026
Deed of Trust Date: 08/28/2020 **Recording Date:** 09/01/2020 **Reception #:** E0114022
Re-Recording Date **Re-Recorded #:**

Legal: Lot 38, Block 8, East Quincy Highlands Subdivision 5th Filing, County of Arapahoe, State of Colorado.

Address: 22143 E Mercer Pl, Aurora, CO 80018

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$337,287.79 **As Of:** 12/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Sergio Mendez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Sergio Mendez

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO24489 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0028-2026

NED Date: 01/13/2026 **Reception #:** E6002030
Original Sale Date: 05/13/2026
Deed of Trust Date: 10/07/2016 **Recording Date:** 10/14/2016 **Reception #:** D6117333
Re-Recording Date **Re-Recorded #:**

Legal: LOT 77, EL VISTA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6690 South Locust Way, Centennial, CO 80111

Original Note Amt: \$384,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$352,244.93 **As Of:** 12/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Natalie Dube
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Natalie Dube

Publication: Littleton Independent **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25679 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0029-2026

NED Date: 01/13/2026 **Reception #:** E6002028
Original Sale Date: 05/13/2026
Deed of Trust Date: 11/19/2019 **Recording Date:** 11/20/2019 **Reception #:** D9127163
Re-Recording Date **Re-Recorded #:**

Legal: see attached legal description

Address: 5991 S County Road 181, Byers, CO 80103

Original Note Amt: \$365,500.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$333,719.26 **As Of:** 12/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Mustapha Zalal
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration, Systems, Inc., as nominee for Northpointe Bank
Grantor (Borrower On Deed of Trust): Mustapha Zalal

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1011531-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0030-2026

NED Date: 01/13/2026 **Reception #:** E6002036
Original Sale Date: 05/13/2026
Deed of Trust Date: 09/29/2021 **Recording Date:** 10/06/2021 **Reception #:** E1152479
Re-Recording Date **Re-Recorded #:**

Legal: LOT 118, SMOKY HILL 400, FILING 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 031717647

Address: 5259 S Ventura Way, Centennial, CO 80015

Original Note Amt: \$515,490.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$484,935.84 **As Of:** 12/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: John Webster
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): John Webster

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-032248 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0031-2026

NED Date: 01/13/2026 **Reception #:** E6002033
Original Sale Date: 05/13/2026
Deed of Trust Date: 05/12/2023 **Recording Date:** 05/18/2023 **Reception #:** E3033337
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1607 S De Gaulle Way, Aurora, CO 80018-6030

Original Note Amt: \$713,832.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$693,920.96 **As Of:** 12/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Natasha Mae Koeplin and Arnulfo Efrain Barrientos Castillo
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for Kind Lending, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Natasha Mae Koeplin and Arnulfo Efrain Barrientos Castillo

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26109 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0032-2026

NED Date: 01/13/2026 **Reception #:** E6002031
Original Sale Date: 05/13/2026
Deed of Trust Date: 01/31/2006 **Recording Date:** 02/07/2006 **Reception #:** B6016940
Re-Recording Date **Re-Recorded #:**

Legal: Lot 32, Block 1, Piney Creek Village Filing No. 1, County of Arapahoe, State of Colorado.

Address: 16163 E Maplewood Place, Centennial, CO 80016

Original Note Amt: \$725,458.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$84,191.06 **As Of:** 12/31/2025 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2
Current Owner: John L. Trahan and Susan A. Trahan
Grantee (Lender On Deed of Trust): Long Beach Mortgage Company
Grantor (Borrower On Deed of Trust): John L. Trahan and Susan A. Trahan

Publication: Sentinel Colorado **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22991 **Phone:** (303)274-0155 **Fax:** (303)274-0159