

Notices of Election and Demand Filed in Arapahoe County

From January 14, 2026 Through January 20, 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: 0033-2026

NED Date: 01/16/2026 **Reception #:** E6002861
Original Sale Date: 05/20/2026
Deed of Trust Date: 12/07/2005 **Recording Date:** 12/22/2005 **Reception #:** B5191647
Re-Recording Date **Re-Recorded #:**

Legal: LOT 54, BLOCK 4, STONE RIDGE PARK SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 16180 East Montana Place, Aurora, CO 80017

Original Note Amt: \$159,120.74 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$140,602.34 **As Of:** 12/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For RCF 2 Acquisition Trust
Current Owner: Helen C. Naranjo and Abel A. Naranjo
Grantee (Lender On Deed of Trust): Wells Fargo Financial Colorado, Inc.
Grantor (Borrower On Deed of Trust): Abel A. Naranjo and Helen C. Naranjo

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1032220-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0034-2026

NED Date: 01/16/2026 **Reception #:** E6002868
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/15/2021 **Recording Date:** 10/20/2021 **Reception #:** E1160369
Re-Recording Date 10/29/2021 **Re-Recorded #:** E1165839

Legal: EXHIBIT A

Address: 1433, 1451 & 1463 Macon St, Aurora, CO 80010

Original Note Amt: \$3,197,000.00 **LoanType:** Multifamily **Interest Rate:**
Current Amount: \$2,976,831.54 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association ("Trustee"), as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2022-SB95
Current Owner: West Macon Street, LLC
Grantee (Lender On Deed of Trust): SABAL Capital II, a Delaware limited liability company
Grantor (Borrower On Deed of Trust): West Macon Street LLC, a Colorado limited liability company

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Perkins Coie

Attorney File Number: 060642.1167 **Phone:** (303) 29-12300 **Fax:** (303) 29-12400

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Foreclosure Number: 0037-2026

NED Date: 01/16/2026 **Reception #:** E6002863
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/23/2006 **Recording Date:** 03/03/2006 **Reception #:** B6034775
Re-Recording Date: **Re-Recorded #:**

Legal: Attached as Exhibit "A":

Address: 17724 E Ada Drive, Aurora, CO 80017-3232

Original Note Amt: \$42,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$30,509.50 **As Of:** 01/05/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Norma O. Banuelos AND Gregorio Alejandro Banuelos-Fierro
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Gregorio Alejandro Banuelos-Fierro and Norma O. Banuelos

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25043 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0038-2026

NED Date: 01/16/2026 **Reception #:** E6002866
Original Sale Date: 05/20/2026
Deed of Trust Date: 08/24/2016 **Recording Date:** 09/08/2016 **Reception #:** D6100969
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, WINDMILL RESERVE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6313 S BLACKHAWK WAY, AURORA, CO 80016

Original Note Amt: \$115,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$113,453.62 **As Of:** 01/06/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): THE HUNTINGTON NATIONAL BANK
Current Owner: SATITA MALITHONG
Grantee (Lender On Deed of Trust): TCF NATIONAL BANK
Grantor (Borrower On Deed of Trust): SATITA MALITHONG

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010676625 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0039-2026

NED Date: 01/16/2026 **Reception #:** E6002867
Original Sale Date: 05/20/2026
Deed of Trust Date: 08/08/2024 **Recording Date:** 08/12/2024 **Reception #:** E4051405
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 034219200

Address: 3226 W Girard Ave Unit B, Englewood, CO 80110-1837

Original Note Amt: \$344,350.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$341,452.12 **As Of:** 12/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Anthony Michael Taurino, III AND Shannon Ashley Motto
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Anthony Michael Taurino, III AND Shannon Ashley Motto

Publication: Littleton Independent **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-036475 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0040-2026

NED Date: 01/16/2026 **Reception #:** E6002865
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/09/2022 **Reception #:** E2051761
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, ADONEA SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO

A.P.N.: 035265595

Address: 26346 E Canal Place, Aurora, CO 80018

Original Note Amt: \$240,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$230,867.09 **As Of:** 12/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Nimmaratee Neamthed
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) Nimmaratee Neamthed

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035153 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0041-2026

NED Date: 01/20/2026 **Reception #:** E6003382
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/22/2021 **Recording Date:** 10/28/2021 **Reception #:** E1165335
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, WOODGATE SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 14503 E WAGONTRAIL DR, Aurora, CO 80015

Original Note Amt: \$425,600.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$425,600.00 **As Of:** 01/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CWS INVESTMENTS, INC
Current Owner: ACABO, LLC
Grantee (Lender On Deed of Trust): ALOHA CAPITAL, LLC
Grantor (Borrower On Deed of Trust): ACABO, LLC

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-034736 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0042-2026

NED Date: 01/20/2026 **Reception #:** E6003384
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050814
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID NUMBER: 1973-11-3-27-035

Address: 11117 E Alameda Ave 103, Aurora, CO 80012

Original Note Amt: \$210,490.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$202,700.86 **As Of:** 01/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Tammy Sherrell Smith
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Tammy Sherrell Smith

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-036559 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0043-2026

NED Date: 01/20/2026 **Reception #:** E6003388
Original Sale Date: 05/20/2026
Deed of Trust Date: 03/12/2024 **Recording Date:** 03/20/2024 **Reception #:** E4016349
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 5, SPRING CREEK MEADOWS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20656 E Oxford Pl, Aurora, CO 80013

Original Note Amt: \$568,500.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$559,789.15 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Vincent Colombo
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Imperium Lending, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Vincent Colombo, Brittany Colombo

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1032712-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0044-2026

NED Date: 01/20/2026 **Reception #:** E6003386
Original Sale Date: 05/20/2026
Deed of Trust Date: 08/26/2019 **Recording Date:** 09/04/2019 **Reception #:** D9090596
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, STERNE PARKWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6060 S Sterne Pkwy, Littleton, CO 80120

Original Note Amt: \$404,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$345,394.27 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): KeyBank, N.A.
Current Owner: James O'Hara Denny V
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for KeyBank National Association, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) James O'Hara Denny V

Publication: Littleton Independent **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1031680-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369