

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 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: 0045-2026

NED Date: 01/23/2026 **Reception #:** E6004458
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/17/2022 **Recording Date:** 02/23/2022 **Reception #:** E2020899
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 7, WOODRIM SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2513 S Crystal St, Aurora, CO 80014

Original Note Amt: \$437,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$437,000.00 **As Of:** 12/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: ACABO LLC
Grantee (Lender On Deed of Trust): Capital Fund I, 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: Gantenbein Law Firm
Attorney File Number: ACABO 18082 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0046-2026

NED Date: 01/23/2026 **Reception #:** E6004345
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050873
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 5,,MISSION VIEJO SUBDIVISION FILING NO. 6,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3577 S Ouray Cir, Aurora, CO 80013

Original Note Amt: \$420,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$420,000.00 **As Of:** 12/29/2025 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 20064 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0047-2026

NED Date: 01/23/2026 **Reception #:** E6004346
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/06/2022 **Reception #:** E2051025
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 2, SUNNYSLOPE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16133 E Iowa Ave, Aurora, CO 80017

Original Note Amt: \$392,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$392,000.00 **As Of:** 12/29/2025 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 19874 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0048-2026

NED Date: 01/23/2026 **Reception #:** E6004469
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050866
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 54, BLOCK 7, AURORA HIGHLANDS SUBDIVISION FILING NO. 1,,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1589 S Telluride St, Aurora, CO 80017

Original Note Amt: \$400,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$400,000.00 **As Of:** 12/29/2025 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 19873 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0049-2026

NED Date: 01/23/2026 **Reception #:** E6004459
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050865
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 16, WILLOW PARK SUBDIVISION FILING NO. 1,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1519 S Evanston St., Aurora, CO 80012

Original Note Amt: \$360,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$360,000.00 **As Of:** 12/29/2025 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 19870 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0050-2026

NED Date: 01/23/2026 **Reception #:** E6004461
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050826
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21 BLOCK 5,,SOUTHCREEK SUBDIVISION FILING NO. 1,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7945 Kittredge St, Englewood, CO 80112

Original Note Amt: \$385,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$385,000.00 **As Of:** 12/12/2025 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 20078 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0051-2026

NED Date: 01/23/2026 **Reception #:** E6004466
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/14/2022 **Recording Date:** 02/16/2022 **Reception #:** E2018947
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 16, MEADOWOOD FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 16180 E Flora Pl, Aurora, CO 80013

Original Note Amt: \$459,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$459,000.00 **As Of:** 12/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: ACABO, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, 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: Gantenbein Law Firm
Attorney File Number: ACABO 18009 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0052-2026

NED Date: 01/23/2026 **Reception #:** E6004347
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050895
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 3,,AURORA KNOLLS SOUTH,,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 906 S Moline St, Aurora, CO 80012

Original Note Amt: \$376,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$376,000.00 **As Of:** 12/12/2026 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 20079 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0053-2026

NED Date: 01/23/2026 **Reception #:** E6004348
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/08/2022 **Recording Date:** 02/10/2022 **Reception #:** E2015945
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 54, THE CONSERVATORY SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 20148 E, Dartmouth Dr, Aurora, CO 80013

Original Note Amt: \$499,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$499,000.00 **As Of:** 12/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: ACABO, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, 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: Gantenbein Law Firm
Attorney File Number: ACABO 17992 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0054-2026

NED Date: 01/23/2026 **Reception #:** E6004477
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050828
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 3,,SEVEN HILLS SUBDIVISION FILING NO. 11,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2758 S Cathay St, Aurora, CO 80013

Original Note Amt: \$420,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$420,000.00 **As Of:** 12/27/2026 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 20063 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0055-2026

NED Date: 01/23/2026 **Reception #:** E6004478
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/17/2022 **Recording Date:** 02/23/2022 **Reception #:** E2020840
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 2, VILLAGE EAST, UNIT 2, NINTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11306 E Colorado Dr, Aurora, CO 80012

Original Note Amt: \$504,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$504,000.00 **As Of:** 12/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: ACABO, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, 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: Gantenbein Law Firm
Attorney File Number: ACABO 18084 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0056-2026

NED Date: 01/23/2026 **Reception #:** E6004470
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/04/2022 **Recording Date:** 05/06/2022 **Reception #:** E2052921
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 4,,PHEASANT RUN SUBDIVISION FILING NO. 3,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4614 S Kalispell Way, Aurora, CO 80015

Original Note Amt: \$440,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$440,000.00 **As Of:** 12/27/2025 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 20073 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0057-2026

NED Date: 01/23/2026 **Reception #:** E6004465
Original Sale Date: 05/20/2026
Deed of Trust Date: 04/19/2022 **Recording Date:** 04/21/2022 **Reception #:** E2044810
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 3, CHERRY HILLS MANOR, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3901 E Orchard Rd, Centennial, CO 80121

Original Note Amt: \$603,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$603,000.00 **As Of:** 01/06/2026 **Interest Type:** Fixed

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

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

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: ACABO 19608 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0058-2026

NED Date: 01/23/2026 **Reception #:** E6004463
Original Sale Date: 05/20/2026
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050888
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 3, VILLAGE EAST, UNIT 1,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12083 E Arizona Dr, Aurora, CO 80012

Original Note Amt: \$400,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$400,000.00 **As Of:** 01/07/2026 **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:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: CBBAK 19862 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0059-2026

NED Date: 01/23/2026 **Reception #:** E6004462
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/22/2022 **Recording Date:** 03/02/2022 **Reception #:** E2024033
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 4, WATERSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24314 E Ford Ave, Aurora, CO 80018

Original Note Amt: \$560,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$560,000.00 **As Of:** 01/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: ACABO LLC
Grantee (Lender On Deed of Trust): Capital Fund I, 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: Gantenbein Law Firm
Attorney File Number: ACABO 18100 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0060-2026

NED Date: 01/23/2026 **Reception #:** E6004349
Original Sale Date: 05/20/2026
Deed of Trust Date: 01/08/2018 **Recording Date:** 01/09/2018 **Reception #:** D8003240
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, BROADMOOR, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 207716418007

Address: 5707 South Hickory Way, Littleton, CO 80120

Original Note Amt: \$325,790.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$282,136.27 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Michael David Anderson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Michael David Anderson

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: 25-036596 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0061-2026

NED Date: 01/23/2026 **Reception #:** E6004350
Original Sale Date: 05/20/2026
Deed of Trust Date: 11/28/2006 **Recording Date:** 12/05/2006 **Reception #:** B6171101
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 3, AUBURN HILL SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19443 East Arkansas Avenue, Aurora, CO 80017

Original Note Amt: \$75,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$32,328.32 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): HGRF II TRUST
Current Owner: Michael Thompson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AXIOM FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jerica L. Thompson AND Michael W. Thompson

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: 25-036444 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0062-2026

NED Date: 01/23/2026 **Reception #:** E6004464
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/14/2022 **Recording Date:** 02/17/2022 **Reception #:** E2019477
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 9, SMOKY HILL 400 SUBDIVISION FILING ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5138 S Sedalia Ct, Centennial, CO 80015

Original Note Amt: \$505,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$505,000.00 **As Of:** 12/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: ACABO LLC
Grantee (Lender On Deed of Trust): Capital Fund I, 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: Gantenbein Law Firm

Attorney File Number: ACABO 18011 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0063-2026

NED Date: 01/23/2026

Reception #: E6004355

Original Sale Date: 05/20/2026

Deed of Trust Date: 06/01/2022

Recording Date: 06/06/2022

Reception #: E2061509

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 1/2 OF LOT 7, BLOCK 2, TOWN OF DEER TRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 331 2nd Avenue, Deer Trail, CO 80105

Original Note Amt: \$309,294.00

LoanType: FHA

Interest Rate:

Current Amount: \$299,103.68

As Of: 12/15/2025

Interest Type: Fixed

Current Lender (Beneficiary):	Data Mortgage, Inc. DBA Essex Mortgage
Current Owner:	Adrian Kirkland Jr. and Dana Barnes
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Adrian Kirkland Jr and Dana Barnes

Publication: Sentinel Colorado

First Publication Date: 03/26/2026

Last Publication Date: 04/23/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48235138

Phone: (187)735-32146

Fax:

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From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0064-2026

NED Date: 01/23/2026 **Reception #:** E6004351
Original Sale Date: 05/20/2026
Deed of Trust Date: 12/06/2019 **Recording Date:** 12/09/2019 **Reception #:** D9134259
Re-Recording Date **Re-Recorded #:**

Legal: UNIT B, REGENCY COMMONS OFFICE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED JUNE 17, 2002, AT RECEIPTION NO. B2110823 AND AMENDMENT TO CONDOMINIUM MAP RECORDED SEPTEMBER 8, 2004 AT RECEIPTION NO. B4159802, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR REGENCY COMMONS OFFICE CONDOMINIUMS, RECORDED JUNE 17, 2002 AT RECEIPTION NO. B2110822, IN SAID RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12625 E. Euclid Dr., Centennial, CO 80111

Original Note Amt: \$1,020,000.00 **LoanType:** Commerical Real Estate **Interest Rate:**
Current Amount: \$808,468.00 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): First-Citizens Bank & Trust Company
Current Owner: 12625 East Euclid Drive LLC
Grantee (Lender On Deed of Trust): First-Citizens Bank & Trust Company
Grantor (Borrower On Deed of Trust): 12625 East Euclid Drive, LLC

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

Attorney for Beneficiary: Ballard Spahr LLP
Attorney File Number: 00421615 **Phone:** (303)454-0521 **Fax:**

Foreclosure Number: 0065-2026

NED Date: 01/27/2026 **Reception #:** E6005312
Original Sale Date: 05/20/2026
Deed of Trust Date: 11/16/2021 **Recording Date:** 11/23/2021 **Reception #:** E1179455
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, RIDGEVIEW EAGLE BEND SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 22133 E Irish Dr, Aurora, CO 80016

Original Note Amt: \$20,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$19,652.00 **As Of:** 01/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Colorado
Current Owner: Kristen N Schuelke and Karin V Schuelke
Grantee (Lender On Deed of Trust): Credit Union of Colorado
Grantor (Borrower On Deed of Trust): Kristen N Schuelke

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

Attorney for Beneficiary: Holst & Tehrani LLP
Attorney File Number: Schuelke **Phone:** (303)772-6666 **Fax:** (303)772-2822

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From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0066-2026

NED Date: 01/27/2026 **Reception #:** E6005303
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/06/2024 **Recording Date:** 02/21/2024 **Reception #:** E4009863
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 19, BLOCK 7, WOODRIM SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14602 E Evans Pl, Aurora, CO 80014

Original Note Amt: \$375,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$370,113.93 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Dominique Huntley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust): Dominique Huntley

Publication: Sentinel Colorado **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00675-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0067-2026

NED Date: 01/27/2026 **Reception #:** E6005314
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/13/2022 **Recording Date:** 11/02/2022 **Reception #:** E2108705
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 75, CROSS CREEK SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 2018 UNDER RECEPTION NO. D8109934.

Address: 23624 E 5th Pl, Aurora, CO 80018

Original Note Amt: \$450,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$442,894.85 **As Of:** 01/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): The Huntington National Bank
Current Owner: Adewale Stephen Towolawi
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for The Federal Savings Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Adewale Stephen Towolawi

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-25-1030659-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0068-2026

NED Date: 01/27/2026 **Reception #:** E6005315
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/21/2024 **Recording Date:** 10/22/2024 **Reception #:** E4068858
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 3, VILLAGE EAST, UNIT 4 - SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2042 South Moline Way, Aurora, CO 80014

Original Note Amt: \$599,307.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$593,974.23 **As Of:** 01/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC
Current Owner: Mustafa Farooq Alawl and Duha Riad Abd
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FlexPoint, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Mustafa Farooq Alawl and Duha Riad Abd

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: CO26217 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0069-2026

NED Date: 01/27/2026 **Reception #:** E6005304
Original Sale Date: 05/20/2026
Deed of Trust Date: 09/29/2022 **Recording Date:** 10/05/2022 **Reception #:** E2100444
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 4, PARK VIEW MEADOWS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5295 S Liverpool Way, Centennial, CO 80015

Original Note Amt: \$467,500.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$455,116.94 **As Of:** 11/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC
Current Owner: Lesley Metoyer
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust) Lesley Metoyer

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

Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00490-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0070-2026

NED Date: 01/27/2026 **Reception #:** E6005316
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/06/2017 **Recording Date:** 10/10/2017 **Reception #:** D7114674
Re-Recording Date **Re-Recorded #:**

Legal: LOT 36, BLOCK 15, CHERRY CREEK VILLAGE FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4280 S ALTON PLACE, GREENWOOD VILLAGE, CO 80111

Original Note Amt: \$407,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$345,068.87 **As Of:** 01/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): M&T BANK
Current Owner: YEON SZYMANSKI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE FIRST NATIONAL BANK OF TRENTON
Grantor (Borrower On Deed of Trust) YEON SZYMANSKI

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010470508 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0071-2026

NED Date: 01/27/2026 **Reception #:** E6005307
Original Sale Date: 05/20/2026
Deed of Trust Date: 04/02/2019 **Recording Date:** 04/08/2019 **Reception #:** D9029893
Re-Recording Date **Re-Recorded #:**

Legal: LOT 31, BLOCK 2, LYN MEADOWS SUBDIVISION, 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11778 E CANAL DR, AURORA, CO 80011

Original Note Amt: \$254,308.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$247,294.85 **As Of:** 01/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: SHAWNEE ERMINDA JACKSON AND MALCOLM ZAKOTO JACKSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COLTEN MORTGAGE
Grantor (Borrower On Deed of Trust) SHAWNEE ERMINDA JACKSON AND MALCOLM ZAKOTO JACKSON

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: 00000010699916 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0072-2026

NED Date: 01/27/2026 **Reception #:** E6005305
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/15/2012 **Recording Date:** 02/22/2012 **Reception #:** D2020051
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 5, HAVANA PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 906 IOLA STREET, AURORA, CO 80010

Original Note Amt: \$131,200.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$95,420.99 **As Of:** 01/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC
Current Owner: CALIE REARDON
Grantee (Lender On Deed of Trust): COLDWELL BANKER HOME LOANS
Grantor (Borrower On Deed of Trust): CALIE REARDON

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: 00000010687655 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0073-2026

NED Date: 01/27/2026 **Reception #:** E6005310
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/25/2013 **Recording Date:** 10/30/2013 **Reception #:** D3133766
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 9, CHERRYWOOD VILLAGE FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1971 East Kettle Avenue, Centennial, CO 80122

Original Note Amt: \$207,735.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$174,729.25 **As Of:** 01/14/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Dennis Healy
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Southwest Mortgage Corp., its successors and assigns
Grantor (Borrower On Deed of Trust): Dennis Healy

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

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26086 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0074-2026

NED Date: 01/27/2026

Reception #: E6005308

Original Sale Date: 05/20/2026

Deed of Trust Date: 03/06/2019

Recording Date: 03/15/2019

Reception #: D9021256

Re-Recording Date

Re-Recorded #:

Legal: Please see attached Exhibit A

Address: 13281 E Asbury Dr Apt 202, Aurora, CO 80014

Original Note Amt: \$168,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$153,044.18

As Of: 01/13/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	William Howard Frugia, Edith Annette Frugia
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	William Howard Frugia, Edith Annette Frugia

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-25-1032310-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0075-2026

NED Date: 01/27/2026

Reception #: E6005317

Original Sale Date: 05/20/2026

Deed of Trust Date: 09/30/2020

Recording Date: 09/30/2020

Reception #: E0131658

Re-Recording Date

Re-Recorded #:

Legal: LOT 105, BLOCK 2, ALTON PARK FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-22-2-11-192

Address: 1337 S BEELER ST, Denver, CO 80247

Original Note Amt: \$274,250.00

LoanType: Conventional

Interest Rate:

Current Amount: \$219,751.21

As Of: 01/14/2026

Interest Type: Fixed

Current Lender (Beneficiary): SUNFLOWER BANK, N.A.

Current Owner: Yuliya Kaplan

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS
SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Yuliya Kaplan

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: 25-036463

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From January 21, 2026 Through January 27, 2026

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Foreclosure Number: 0076-2026

NED Date: 01/27/2026 **Reception #:** E6005311
Original Sale Date: 05/20/2026
Deed of Trust Date: 03/25/2021 **Recording Date:** 03/25/2021 **Reception #:** E1050362
Re-Recording Date: **Re-Recorded #:**

Legal: LOT TWENTY-SIX (26), BLOCK THREE (3), HARMONY SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 27085 E Bayaud Avenue, Aurora, CO 80018

Original Note Amt: \$300,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$271,663.06 **As Of:** 01/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Colleen D Brogan, Vance G. Peterson, Shania R. Peterson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Inspire Home Loans Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Colleen D Brogan

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-25-1023863-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0077-2026

NED Date: 01/27/2026 **Reception #:** E6005318
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/13/2023 **Recording Date:** 10/17/2023 **Reception #:** E3071390
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1975-19-3-34-085

Address: 14434 East Colorado Drive Unit 201, Aurora, CO 80012

Original Note Amt: \$259,708.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$255,414.74 **As Of:** 12/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kevin Rodriguez AND Patrick Schaffer
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kevin Rodriguez AND Patrick Schaffer

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: 25-036530 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0078-2026

NED Date: 01/27/2026 **Reception #:** E6005319
Original Sale Date: 05/20/2026
Deed of Trust Date: 10/18/2019 **Recording Date:** 10/22/2019 **Reception #:** D9113210
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 3, AURORA HIGHLANDS SUBDIVISION, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N. : 1975-21-3-08-028

Address: 17609 E. Utah Place, Aurora, CO 80017

Original Note Amt: \$305,250.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$266,653.72 **As Of:** 01/14/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Angela Kirkpatrick
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Angela Kirkpatrick

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: 23-030028 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0079-2026

NED Date: 01/27/2026 **Reception #:** E6005320
Original Sale Date: 05/20/2026
Deed of Trust Date: 07/10/2020 **Recording Date:** 07/14/2020 **Reception #:** E0086132
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 11, BROOKVALE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 1975-20-2-20-006

Address: 15953 E Arkansas Place, Aurora, CO 80017

Original Note Amt: \$431,048.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$386,553.09 **As Of:** 01/15/2026 **Interest Type:** Fixed

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

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: 25-034608 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

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