

Notices of Election and Demand Filed in Arapahoe County

From December 31, 2025 Through January 06, 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: 0001-2026

NED Date: 01/02/2026 **Reception #:** E6000009
Original Sale Date: 05/06/2026
Deed of Trust Date: 09/27/2019 **Recording Date:** 10/01/2019 **Reception #:** D9103034
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 2, KINGSBOROUGH SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2563 S Ouray St, Aurora, CO 80013

Original Note Amt: \$417,203.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$365,778.38 **As Of:** 12/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Abu-bakr Muwwakkil and Jennifer Kloepfner
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Abu-bakr Muwwakkil and Jennifer Kloepfner

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25934 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0002-2026

NED Date: 01/02/2026 **Reception #:** E6000006
Original Sale Date: 05/06/2026
Deed of Trust Date: 07/12/2021 **Recording Date:** 07/20/2021 **Reception #:** E1113729
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 4019 E Geddes Circle, Centennial, CO 80122

Original Note Amt: \$261,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$250,157.87 **As Of:** 12/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Citizens Bank N.A.
Current Owner: Natalie Suzanne Sipes
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Colorado Credit Union, its successors and assigns
Grantor (Borrower On Deed of Trust): Natalie Suzanne Sipes

Publication: Littleton Independent **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22314 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0003-2026

NED Date: 01/02/2026

Reception #: E6000007

Original Sale Date: 05/06/2026

Deed of Trust Date: 02/11/2022

Recording Date: 02/14/2022

Reception #: E2017813

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 3, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1232 Quari Street, Aurora, CO 80011

Original Note Amt: \$467,378.00

LoanType: FHA

Interest Rate:

Current Amount: \$437,758.45

As Of: 12/16/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: James Dean Gaster and Cameron Philip Snellen

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS
AND ASSIGNS

Grantor (Borrower On Deed of Trust) Cameron Philip Snellen AND James Dean Gaster

Publication: Sentinel Colorado

First Publication Date: 03/12/2026

Last Publication Date: 04/09/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 25-036459

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0004-2026

NED Date: 01/02/2026 **Reception #:** E6000008
Original Sale Date: 05/06/2026
Deed of Trust Date: 06/11/2021 **Recording Date:** 06/18/2021 **Reception #:** E1098090
Re-Recording Date: **Re-Recorded #:**

Legal: LOT, 5 BLOCK 12 COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE. STATE OF COLORADO

A.P.N. : 1975-16-3-19-005 *MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 7/29/2021 AT RECEPTION NO. E1119036 TO CORRECT THE LEGAL DESCRIPTION AND PUD RIDER.

Address: 17113 East Ford Drive, Aurora, CO 80017

Original Note Amt: \$233,689.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$213,768.96 **As Of:** 12/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Stepping Stones at Copper Ridge Homeowners Assoc.
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): Alexis Jensen

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-031166 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0005-2026

NED Date: 01/06/2026 **Reception #:** E6000488
Original Sale Date: 05/06/2026
Deed of Trust Date: 08/04/2020 **Recording Date:** 08/07/2020 **Reception #:** E0101330
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN#: 032529105

Address: 13702 E Lehigh Avenue Apt C, Aurora, CO 80014

Original Note Amt: \$224,852.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$202,524.59 **As Of:** 12/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Christopher Cox
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): Christopher Cox

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-036457 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0006-2026

NED Date: 01/06/2026 **Reception #:** E6000487
Original Sale Date: 05/06/2026
Deed of Trust Date: 12/04/2020 **Recording Date:** 12/08/2020 **Reception #:** E0170774
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 9, KINGSBOROUGH, 2ND SUBDIVISION, FILING UNIT 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2276 S Kittredge Way, Aurora, CO 80013

Original Note Amt: \$284,747.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$250,602.18 **As Of:** 12/17/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1029397-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0007-2026

NED Date: 01/06/2026 **Reception #:** E6000489
Original Sale Date: 05/06/2026
Deed of Trust Date: 05/26/2021 **Recording Date:** 05/28/2021 **Reception #:** E1086103
Re-Recording Date **Re-Recorded #:**

Legal: LOT 155, BLOCK 1, PEACHWOOD SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11991 E Ford Dr, Aurora, CO 80012

Original Note Amt: \$284,747.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$260,497.48 **As Of:** 12/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Ebony Lasha Gloria Strong
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Ebony Lasha Gloria Strong

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25769 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0008-2026

NED Date: 01/06/2026 **Reception #:** E6000483
Original Sale Date: 05/06/2026
Deed of Trust Date: 03/14/2008 **Recording Date:** 11/19/2008 **Reception #:** B8128407
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, ALTON PARK FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1233 South Alton Court, Denver, CO 80247

Original Note Amt: \$174,400.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$112,509.74 **As Of:** 12/05/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Alab Property Management LLC
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Elsa Bairai

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1026716-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0009-2026

NED Date: 01/06/2026 **Reception #:** E6000484
Original Sale Date: 05/06/2026
Deed of Trust Date: 07/05/2005 **Recording Date:** 07/20/2005 **Reception #:** B5107433
Re-Recording Date **Re-Recorded #:**

Legal: LOT 109, GREEN OAKS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2002 East Green Oaks Lane, Greenwood Village, CO 80121

Original Note Amt: \$610,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$527,804.74 **As Of:** 12/19/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Banc of America Funding Corporation 2007-C, U.S. Bank National Association, as Trustee
Current Owner: John O. Martin, Melissa L. Martin
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): John O. Martin and Melissa L. Martin

Publication: Littleton Independent **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1025083-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0010-2026

NED Date: 01/06/2026

Reception #: E6000496

Original Sale Date: 05/06/2026

Deed of Trust Date: 12/21/2018

Recording Date: 01/02/2019

Reception #: D9000091

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 3, OLDE TOWNE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197311411019

Address: 281 S Nome Street, Aurora, CO 80012

Original Note Amt: \$172,713.00

LoanType: FHA

Interest Rate:

Current Amount: \$153,989.91

As Of: 12/17/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Patricia Alvarez Mendoza
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)	Patricia Alvarez Mendoza

Publication: Sentinel Colorado

First Publication Date: 03/12/2026

Last Publication Date: 04/09/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 24-032380

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0011-2026

NED Date: 01/06/2026 **Reception #:** E6000490
Original Sale Date: 05/06/2026
Deed of Trust Date: 08/15/2023 **Recording Date:** 08/17/2023 **Reception #:** E3057057
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6B, REPLAT OF LOT 6, BLOCK 2, DEER TRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 357 2nd Avenue, Deer Trail, CO 80105

Original Note Amt: \$266,157.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$261,757.24 **As Of:** 12/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Data Mortgage, Inc. DBA Essex Mortgage
Current Owner: Joshua Hogarth
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Joshua Hogarth

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48245903 **Phone:** (187)735-32146 **Fax:**

Foreclosure Number: 0012-2026

NED Date: 01/06/2026 **Reception #:** E6000486
Original Sale Date: 05/06/2026
Deed of Trust Date: 11/23/2021 **Recording Date:** 01/13/2022 **Reception #:** E2005141
Re-Recording Date **Re-Recorded #:**

Legal: LOT 39, BLOCK 7, MEADOWOOD FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3331 S Winston Street, Aurora, CO 80013

Original Note Amt: \$417,302.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$380,197.70 **As Of:** 12/19/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Sergio Fernandez Catano AND Adelaid Perez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Adelaid Perez AND Sergio Fernandez Catano

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 25-036511 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0013-2026

NED Date: 01/06/2026 **Reception #:** E6000491
Original Sale Date: 05/06/2026
Deed of Trust Date: 09/09/2022 **Recording Date:** 09/19/2022 **Reception #:** E2095441
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 15, KINGSBOROUGH FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16568 E LASALLE PL, AURORA, CO 80013

Original Note Amt: \$34,489.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$28,913.48 **As Of:** 12/22/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): TEACHERS FEDERAL CREDIT UNION
Current Owner: RANDY BOSE AND CORINA BOSE
Grantee (Lender On Deed of Trust): FIGURE LENDING LLC
Grantor (Borrower On Deed of Trust): RANDY BOSE AND CORINA BOSE

Publication: Sentinel Colorado **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010670024 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0014-2026

NED Date: 01/06/2026 **Reception #:** E6000493
Original Sale Date: 05/06/2026
Deed of Trust Date: 02/13/2015 **Recording Date:** 03/02/2015 **Reception #:** D5019507
Re-Recording Date **Re-Recorded #:**

Legal: THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF LOT 40 AND ALL OF LOT 41, BLOCK 4, ROSE ADDITION TO ENGLEWOOD. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Address: 3141 S LINCOLN ST, ENGLEWOOD, CO 80113

Original Note Amt: \$100,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$91,878.80 **As Of:** 12/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: JANICE HELENE SAMUELSON
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): JANICE HELENE SAMUELSON

Publication: Littleton Independent **First Publication Date:** 03/12/2026
Last Publication Date: 04/09/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010675593 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0015-2026

NED Date:	01/06/2026	Reception #:	E6000492		
Original Sale Date:	05/06/2026				
Deed of Trust Date:	03/25/2021	Recording Date:	03/29/2021	Reception #:	E1052260
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 5, BLOCK 4, TALLYN'S REACH SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 25855 E. Dry Creek Place, Aurora, CO 80016

Original Note Amt:	\$525,000.00	LoanType:	Conventional Residential	Interest Rate:	
Current Amount:	\$502,978.52	As Of:	12/04/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	MegaStar Financial Corp.
Current Owner:	Margaret Liani, Biak Cin
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Megastar Financial Corp, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Margaret Liani, Biak Cin

Publication:	Sentinel Colorado	First Publication Date:	03/12/2026
		Last Publication Date:	04/09/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1030032-JH	Phone:	(877)369-6122	Fax:	(866)894-7369
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