

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0681-2025

NED Date: 11/21/2025 **Reception #:** E5084563
Original Sale Date: 03/25/2026
Deed of Trust Date: 10/07/2021 **Recording Date:** 10/19/2021 **Reception #:** E1159775
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 1, ROUNDTREE AURORA SUBDIVISION, FILING 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL/APN/TAX ID: 1973-11-4-08-022

Address: 11609 East Cedar Ave, Aurora, CO 80012

Original Note Amt: \$150,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$137,644.21 **As Of:** 11/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: Patsy J. Rackham
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) Patsy J. Rackham

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

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

Attorney File Number: 25-036163 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0682-2025

NED Date: 11/21/2025 **Reception #:** E5084569
Original Sale Date: 03/25/2026
Deed of Trust Date: 07/23/2003 **Recording Date:** 08/28/2003 **Reception #:** B3190858
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BRITTANY HOMES - SOUTHLAWN GARDENS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2150 W Hillside Ave, Englewood, CO 80110

Original Note Amt: \$123,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$53,727.37 **As Of:** 11/11/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: George E. Greene
Grantee (Lender On Deed of Trust): WASHINGTON MUTUAL BANK, FA
Grantor (Borrower On Deed of Trust) George E. Greene

Publication: Littleton Independent **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

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

Attorney File Number: 25-036195 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0683-2025

NED Date: 11/21/2025 **Reception #:** E5084571
Original Sale Date: 03/25/2026
Deed of Trust Date: 04/30/2021 **Recording Date:** 05/05/2021 **Reception #:** E1074332
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, RENEAU'S SHEPPERD GARDENS, COUNTY OF ARAPAHOE, STATE OF COLORADO.
P.I.N. 2077-16-4-24-002

Address: 1193 WEST SHEPPERD AVENUE, LITTLETON, CO 80120

Original Note Amt: \$765,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$313,506.75 **As Of:** 11/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: PHYLLIS M. TEETS AND JOSEPH D. TEETS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): PHYLLIS M. TEETS AND JOSEPH D. TEETS

Publication: Littleton Independent **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

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

Attorney File Number: 25-036095 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0684-2025

NED Date: 11/21/2025 **Reception #:** E5084570
Original Sale Date: 03/25/2026
Deed of Trust Date: 05/09/2024 **Recording Date:** 05/10/2024 **Reception #:** E4028898
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, ENCOMPASS BUSINESS PARK FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7284 S. Potomac Street, Englewood, CO 80112

Original Note Amt: \$9,000,000.00 **LoanType:** Construction **Interest Rate:**
Current Amount: \$9,461,583.68 **As Of:** 11/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): SMOKY HILL FINANCING, LLC
Current Owner: ENCOMPASS 53, LLC
Grantee (Lender On Deed of Trust): SMOKY HILL FINANCING, LLC
Grantor (Borrower On Deed of Trust): ENCOMPASS 53, LLC

Publication: Littleton Independent **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

Attorney for Beneficiary: Daniel J. Culhane LLC

Attorney File Number: Encompass 53 LLC 2024 Loan **Phone:** (303)945-2070 **Fax:** (303)333-7127

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0685-2025

NED Date: 11/21/2025 **Reception #:** E5084602
Original Sale Date: 03/25/2026
Deed of Trust Date: 10/31/2022 **Recording Date:** 11/01/2022 **Reception #:** E2108288
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN #: 197325407054

Address: 13651 E Yale Ave D, Aurora, CO 80014-2267

Original Note Amt: \$272,964.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$267,766.31 **As Of:** 11/11/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ralonda Simmons
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Ralonda Simmons

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

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

Attorney File Number: 25-036091 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0686-2025

NED Date: 11/25/2025 **Reception #:** E5085391
Original Sale Date: 03/25/2026
Deed of Trust Date: 04/11/2022 **Recording Date:** 04/15/2022 **Reception #:** E2042602
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 25, HOFFMAN TOWN THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 970 Scranton St, Aurora, CO 80011

Original Note Amt: \$387,016.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$362,122.73 **As Of:** 11/11/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Donald Paul Doyle
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Donald Paul Doyle

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

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

Attorney File Number: 25-035903 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0687-2025

NED Date: 11/25/2025 **Reception #:** E5085383
Original Sale Date: 03/25/2026
Deed of Trust Date: 08/27/2019 **Recording Date:** 09/09/2019 **Reception #:** D9092680
Re-Recording Date **Re-Recorded #:**

Legal: Lot 9, Block 9, Copperleaf Filing No. 5, County of Arapahoe, State of Colorado

Address: 4976 S Tempe Way, Aurora, CO 80015

Original Note Amt: \$454,059.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$401,289.87 **As Of:** 11/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Veronica Huseby
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) Veronica Huseby, married joined by Joshua Huseby, non-titled spouse, signing for marital/homestead rights only

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25803 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0688-2025

NED Date: 11/25/2025 **Reception #:** E5085388
Original Sale Date: 03/25/2026
Deed of Trust Date: 04/29/2022 **Recording Date:** 05/04/2022 **Reception #:** E2049995
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 16282 E Geddes Ln Unit 4, Aurora, CO 80016

Original Note Amt: \$330,750.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$315,871.81 **As Of:** 11/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Provident Funding Associates, L.P.
Current Owner: Sung Mo Hong and Judy Jisoo Hong
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Interfirst Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust) Sung Mo Hong and Judy Jisoo Hong

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25725 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0689-2025

NED Date: 11/25/2025

Reception #: E5085385

Original Sale Date: 03/25/2026

Deed of Trust Date: 07/06/2023

Recording Date: 07/19/2023

Reception #: E3049000

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 66 FEET OF LOTS 47 AND 48, BELL ISLE GARDENS, EXCEPT ANY PART OF LOT 47 LYING WITHIN THE WEST 1/2 OF THE NORTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON NOVEMBER 5, 2025 AT RECEPTION NO. E5080263

Address: 4595 S LIPAN CT, ENGLEWOOD, CO 80110

Original Note Amt: \$355,200.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$344,553.81

As Of: 11/13/2025

Interest Type: Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	GABRIEL KAATZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	GABRIEL KAATZ

Publication: Littleton Independent

First Publication Date: 01/29/2026

Last Publication Date: 02/26/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010583706

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0690-2025

NED Date: 11/25/2025 **Reception #:** E5085390
Original Sale Date: 03/25/2026
Deed of Trust Date: 05/26/2022 **Recording Date:** 06/01/2022 **Reception #:** E2059975
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 104 South Dutch Valley Road, Bennett, CO 80102

Original Note Amt: \$350,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$358,094.67 **As Of:** 11/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Amerihome Mortgage Company, LLC
Current Owner: Scott Eric Smith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for AmeriHome Mortgage Company, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Scott Eric Smith

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1023855-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0691-2025

NED Date: 11/25/2025 **Reception #:** E5085393
Original Sale Date: 03/25/2026
Deed of Trust Date: 07/17/2021 **Recording Date:** 07/22/2021 **Reception #:** E1115895
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 5, SHERIDAN HILLS SECOND ADDITION, TOWN OF SHERIDAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3610 S Irving St, Englewood, CO 80110

Original Note Amt: \$143,380.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$131,401.08 **As Of:** 11/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Seth J. Beard
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust) Seth J. Beard

Publication: Littleton Independent **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1028506-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0692-2025

NED Date: 11/25/2025

Reception #: E5085386

Original Sale Date: 03/25/2026

Deed of Trust Date: 01/22/2021

Recording Date: 01/26/2021

Reception #: E1013195

Re-Recording Date

Re-Recorded #:

Legal: LOT 123, BLOCK 2, OLDE TOWNE SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 10 S Nome Street, F, Aurora, CO 80012

Original Note Amt: \$304,286.00

LoanType: FHA

Interest Rate:

Current Amount: \$275,143.07

As Of: 11/13/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Caroline Uko AND Idotenyin Etuk
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)	Caroline Uko AND Idotenyin Etuk

Publication: Sentinel Colorado

First Publication Date: 01/29/2026

Last Publication Date: 02/26/2026

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

Attorney File Number: 23-029836

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0693-2025

NED Date: 11/25/2025

Reception #: E5085387

Original Sale Date: 04/01/2026

Deed of Trust Date: 06/03/2021

Recording Date: 06/09/2021

Reception #: E1092430

Re-Recording Date

Re-Recorded #:

Legal: PARCEL I:

LOT 1, BLOCK 1, INTERPLAZA 225 SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

EASEMENT FOR ROADWAY PURPOSES AS CREATED BY GRANT OF EASEMENT AND RIGHT OF WAY RECORDED AUGUST 21, 1979 IN BOOK 3058 AT PAGE 298, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL III:

NONEXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 19, 1982 IN BOOK 3739 AT PAGE 19, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL IV:

AN EASEMENT FOR ROADWAY PURPOSES AS CREATED BY THE GRANT OF EASEMENT RECORDED NOVEMBER 24, 1982 IN BOOK 3741 AT PAGE 601 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 1575.62 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 1, INTERPLAZA 225 SUBDIVISION, FILING NO. 1; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, THE TANGENT OF SAID CURVE FORMING A DEFLECTION ANGLE TO THE RIGHT OF 180 DEGREES 00 MINUTES 00 SECONDS FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT A DISTANCE OF 100.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 28 MINUTES 16 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 5.10 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 109 DEGREES 28 MINUTES 16 SECONDS FROM THE TANGENT OF THE LAST DESCRIBED CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE A DISTANCE OF 31.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, THE TANGENT OF SAID CURVE FORMING A DEFLECTION ANGLE TO THE LEFT OF 109 DEGREES 28 MINUTES 16 SECONDS FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 28 MINUTES 16 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 5.10 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT A DISTANCE OF 100 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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

Address: 14100 East Jewell Avenue, Aurora, CO 80012

Original Note Amt: \$4,192,780.31 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$3,629,780.37 **As Of:** 11/07/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Bank of Colorado
Current Owner: Preferred Properties, Ltd.
Grantee (Lender On Deed of Trust): Bank of Colorado
Grantor (Borrower On Deed of Trust): Preferred Properties, Ltd.

Publication: Sentinel Colorado **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 230528-00272 **Phone:** (303)628-9690 **Fax:**

Foreclosure Number: 0694-2025

NED Date: 11/25/2025 **Reception #:** E5085395
Original Sale Date: 03/25/2026
Deed of Trust Date: 10/29/2021 **Recording Date:** 11/22/2021 **Reception #:** E1178913
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED EXHIBIT A

Address:

Original Note Amt: \$2,937,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$2,756,899.41 **As Of:** 10/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Deephaven Residential Mortgage Trust 2022-1
Current Owner: Avi Potomac, LLC, A Colorado Limited Liability Company, Avi Sable LLC, A Colorado Limited Liability Company; 1355 Del Mar, LLC, A Colorado Limited Liability Company; 1120 Hillside LLC, A Colorado Limited Liability Company; Avi Florida, LLC, A Colorado Limited Liability Company; 1554 Hanover, LLC, A Colorado Limited Liability Company; 1595 Hanover, LLC, A Colorado Limited Liability Company; 3124 Quari, LLC, A Colorado Limited Liability Company; 1036 Lansing, LLC, A Colorado Limited Liability Company; 281 Lansing, LLC, A Colorado Limited Liability Company

Grantee (Lender On Deed of Trust): S-SVB REVOLVING LOAN TRUST 1, LLC

Grantor (Borrower On Deed of Trust): Avi Potomac, LLC, A Colorado Limited Liability Company, Avi Sable LLC, A Colorado Limited Liability Company; 1355 Del Mar, LLC, A Colorado Limited Liability Company; 1120 Hillside LLC, A Colorado Limited Liability Company; Avi Florida, LLC, A Colorado Limited Liability Company; 1554 Hanover, LLC, A Colorado Limited Liability Company; 1595 Hanover, LLC, A Colorado Limited Liability Company; 3124 Quari, LLC, A Colorado Limited Liability Company; 1036 Lansing, LLC, A Colorado Limited Liability Company; 281 Lansing, LLC, A Colorado Limited Liability Company

Publication: Sentinel Colorado **First Publication Date:** 01/29/2026
Last Publication Date: 02/26/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1022761-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From November 19, 2025 Through November 25, 2025

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: 0695-2025

NED Date: 11/25/2025

Reception #: E5085389

Original Sale Date: 03/25/2026

Deed of Trust Date: 12/12/2022

Recording Date: 01/09/2023

Reception #: E3001737

Re-Recording Date

Re-Recorded #:

Legal: ALL THE REAL PROPERTY, TOGETHER WITH ANY IMPROVEMENTS THEREON, LOCATED IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 4, LYN MEADOWS SUB, 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD IF ANY.

Address: 178 Paris Cir, Aurora, CO 80011

Original Note Amt: \$268,800.00

LoanType: Commercial

Interest Rate:

Current Amount: \$267,543.49

As Of: 11/19/2025

Interest Type: Fixed

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as the Trustee of Imperial Fund Mortgage Trust 2023-NQM1
Current Owner:	Triton Investments Corporation
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., As nominee for A&D Mortgage, LLC
Grantor (Borrower On Deed of Trust)	Triton Investments Corporation

Publication: Sentinel Colorado

First Publication Date: 01/29/2026

Last Publication Date: 02/26/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 4610-011

Phone: (303)329-3363

Fax: