

Notices of Election and Demand Filed in Arapahoe County

From November 26, 2025 Through December 02, 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: 0696-2025

NED Date: 12/02/2025

Reception #: E5086806

Original Sale Date: 04/01/2026

Deed of Trust Date: 06/20/2020

Recording Date: 07/20/2020

Reception #: E0089107

Re-Recording Date

Re-Recorded #:

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

APN #: 1975-27-1-20-016

Address: 20013 E Caspian Cir, Aurora, CO 80013

Original Note Amt: \$433,668.00

LoanType: FHA

Interest Rate:

Current Amount: \$388,964.95

As Of: 11/13/2025

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC

Current Owner: Francis James Dinan AND Edythe Rochella Hicks

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) Edythe Rochella Hicks AND Francis James Dinan

Publication: Sentinel Colorado

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

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

Attorney File Number: 25-036067

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0697-2025

NED Date: 12/02/2025

Reception #: E5086808

Original Sale Date: 04/01/2026

Deed of Trust Date: 06/04/2021

Recording Date: 06/08/2021

Reception #: E1091122

Re-Recording Date

Re-Recorded #:

Legal: ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 97, BLOCK 1, GREENBROOK FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID: 032370289 LOAN MODIFICATION RECORDED ON 10/08/2021 AT RECEPTION NO. E1154017 TO REMOVE THE CHFA SECOND MORTGAGE DEED OF TRUST.

Address: 1092 S Granby Way, Aurora, CO 80012

Original Note Amt: \$333,841.00

LoanType: FHA

Interest Rate:

Current Amount: \$305,307.35

As Of: 11/13/2025

Interest Type: Fixed

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

Publication: Sentinel Colorado

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

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

Attorney File Number: 25-036206

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Foreclosure Number: 0698-2025

NED Date: 12/02/2025

Reception #: E5086809

Original Sale Date: 04/01/2026

Deed of Trust Date: 09/27/2019

Recording Date: 10/07/2019

Reception #: D9106777

Re-Recording Date

Re-Recorded #:

Legal: THE FOLLOWING DESCRIBED CONDOMINIUM UNIT SITUATE IN LOTS 1, 2 AND 3, BLOCK 1, HEATHERRIDGE SOUTH SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO, TO-WIT:

AN UNDIVIDED AIR SPACE UNIT WHICH IS CONTAINED WITHIN THE WALLS, BASEMENT OR BASE FLOOR, ROOF, WINDOWS AND DOORS, REFERENCED AS UNIT 20443 IN BUILDING NO. 155, NOW OR HEREAFTER CONSTRUCTED ON SAID LOT, SAID CONDOMINIUM UNIT BEING LOCATED SUBSTANTIALLY AS SHOWN ON THE "CONDOMINIUM MAP" FILED OF RECORD APRIL 29, 1974 AT RECEPTION NO. 1419652 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY, INCLUDING ALL FIXTURES AND IMPROVEMENTS CONTAINED THEREIN, TOGETHER WITH AN UNDIVIDED 1/116TH INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF FAIRWAY 16 AT HEATHERRIDGE RECORDED APRIL 16, 1974 IN BOOK 228 AT PAGE 434 APPURTENANT THERETO, SUBJECT TO EASEMENTS OF RECORD.

TOGETHER WITH:

- (1) THE EXCLUSIVE RIGHT TO USE THE PATIOS, COURTYARDS AND FIXTURES WHICH PROJECT BEYOND THE SPACE OR AREA DESCRIBED ABOVE AND CONTIGUOUS THERETO.
- (2) A RIGHT-OF-WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE CONDOMINIUM UNIT ABOVE DESCRIBED.
- (3) THE RIGHT TO USE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT IN COMMON WITH OTHER OWNERS IN SAID CONDOMINIUM PROJECT.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2588 S Vaughn Way #A, Aurora, CO 80014

Original Note Amt: \$70,000.00

LoanType: Consumer

Interest Rate:

Current Amount: \$70,050.28

As Of: 10/13/2025

Interest Type: Fixed

Current Lender (Beneficiary):	FirstBank
Current Owner:	Stephen D. McMillon and Lisa M. McMillon
Grantee (Lender On Deed of Trust):	FirstBank
Grantor (Borrower On Deed of Trust)	Stephen D. McMillon and Lisa M. McMillon

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: 307912-00139

Phone: (303)628-9690

Fax:

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Foreclosure Number: 0699-2025

NED Date: 12/02/2025 **Reception #:** E5086816
Original Sale Date: 04/01/2026
Deed of Trust Date: 04/27/2001 **Recording Date:** 05/08/2001 **Reception #:** B1071453
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 12, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3822 S Killarney Court, Aurora, CO 80013

Original Note Amt: \$232,200.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$241,204.65 **As Of:** 11/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Deutsche Bank National Trust Company formerly known as Bankers Trust Company of California, N.A., as Trustee for Long Beach Mortgage Loan Trust 2001-2
Current Owner: John M. Joy, Leslie M. Joy
Grantee (Lender On Deed of Trust): Long Beach Mortgage Company
Grantor (Borrower On Deed of Trust): John M. Joy, Leslie M. Joy

Publication: Sentinel Colorado **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1026600-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0700-2025

NED Date: 12/02/2025 **Reception #:** E5086814
Original Sale Date: 04/01/2026
Deed of Trust Date: 08/08/2008 **Recording Date:** 09/19/2008 **Reception #:** B8105011
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, PARK VIEW TERRACE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5466 S. Kirk Cir, Aurora, CO 80015

Original Note Amt: \$39,500.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$20,402.77 **As Of:** 11/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Gail D Loos
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Gail D Loos

Publication: Sentinel Colorado **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035396 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0701-2025

NED Date: 12/02/2025 **Reception #:** E5086811
Original Sale Date: 04/01/2026
Deed of Trust Date: 10/25/2012 **Recording Date:** 11/05/2012 **Reception #:** D2126987
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 8, SPRING CREEK MEADOWS FILING NO5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2073-02-3-27-039

Address: 4005 SOUTH KILLARNEY WAY, Aurora, CO 80013

Original Note Amt: \$237,230.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$165,773.10 **As Of:** 11/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: COLLEEN L. GRUBE
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): COLLEEN L. GRUBE

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

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

Attorney File Number: 25-036164 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0702-2025

NED Date: 12/02/2025 **Reception #:** E5086855
Original Sale Date: 04/01/2026
Deed of Trust Date: 03/05/2021 **Recording Date:** 03/10/2021 **Reception #:** E1040179
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 2075-34-1-33-037

Address: 10111 Inverness Main Street 317, Englewood, CO 80112

Original Note Amt: \$357,930.00 **LoanType:** PMI **Interest Rate:**
Current Amount: \$326,802.76 **As Of:** 11/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jason Becker
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Hometown Lenders Inc., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jason Becker

Publication: Littleton Independent **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026

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

Attorney File Number: 23-029481 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0703-2025

NED Date: 12/02/2025

Reception #: E5086805

Original Sale Date: 04/01/2026

Deed of Trust Date: 11/07/2022

Recording Date: 11/09/2022

Reception #: E2110438

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION
PARCEL ID NUMBER: 1975-07-3-25-021

Address: 14261 E 1st Dr 305, Aurora, CO 80011

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate:

Current Amount: \$367,662.90

As Of: 11/17/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Akeem R. Moore Childress

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) Akeem R. Moore Childress

Publication: Sentinel Colorado

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

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

Attorney File Number: 25-036216

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0704-2025

NED Date: 12/02/2025

Reception #: E5086807

Original Sale Date: 04/01/2026

Deed of Trust Date: 12/02/2022

Recording Date: 12/07/2022

Reception #: E2116888

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED EXHIBIT A

Address: 14454 E Colorado Dr Unit 103, Aurora, CO 80012

Original Note Amt: \$211,722.00

LoanType: FHA

Interest Rate:

Current Amount: \$206,408.21

As Of: 11/05/2025

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING LLC

Current Owner: Arthur Watkins

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry Mortgage, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Arthur Watkins

Publication: Sentinel Colorado

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48247720

Phone: (187)735-32146

Fax:

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Foreclosure Number: 0705-2025

NED Date: 12/02/2025

Reception #: E5086810

Original Sale Date: 04/01/2026

Deed of Trust Date: 06/29/2020

Recording Date: 07/02/2020

Reception #: E0080916

Re-Recording Date

Re-Recorded #:

Legal: LOT 40, BLOCK 1, PARK PLACE VILLAS SUBDIVISION FILING NO. 1, ACCORDING TO THE RECORDED PLAT THERETO FILED FOR RECORD IN PLAT BOOK 111 AT PAGE 26, RECEPTION NO. 167883 OF THE RECORDS OF ARAPAHOE COUNTY, COLORADO, SUBJECT TO THE DECLARATION RECORDED ON OCTOBER 20, 1995 IN BOOK 8152 AT PAGE 689, RECEPTION NO. 110781, OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**MODIFIED BY LOAN MODIFICATION DATED FEBRUARY 16, 2023 AND RECORDED FEBRUARY 23, 2023 AT RECEPTION NO. E3010772 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER

Address: 4642 S Abilene Cir, Aurora, CO 80015

Original Note Amt: \$303,200.00

LoanType: FNMA

Interest Rate:

Current Amount: \$317,863.39

As Of: 11/06/2025

Interest Type: Fixed

Current Lender (Beneficiary): loanDepot.com, LLC

Current Owner: Bryce Collin Hansel

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Bryce Collin Hansel

Publication: Sentinel Colorado

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48245670

Phone: (187)735-32146

Fax:

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Foreclosure Number: 0706-2025

NED Date: 12/02/2025 **Reception #:** E5086813
Original Sale Date: 04/01/2026
Deed of Trust Date: 01/05/2001 **Recording Date:** 01/16/2001 **Reception #:** B1006272
Re-Recording Date **Re-Recorded #:**

Legal: LOT 38, FOUR LAKES SUBDIVISION FILING NO. 4B, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2059 E PHILLIPS LANE, LITTLETON, CO 80122

Original Note Amt: \$151,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$144,494.40 **As Of:** 09/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I
Current Owner: GERALD B RYAN AND STEPHANIE A RYAN
Grantee (Lender On Deed of Trust): AMERIQUEST MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust): GERALD B. RYAN AND STEPHANIE A. RYAN

Publication: Littleton Independent **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010600641 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0707-2025

NED Date: 12/02/2025 **Reception #:** E5086812
Original Sale Date: 04/01/2026
Deed of Trust Date: 07/24/2008 **Recording Date:** 08/01/2008 **Reception #:** B8087177
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, MOUNTAINVIEW HEIGHTS NUMBER 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 8351 E Iowa Dr, Denver, CO 80231

Original Note Amt: \$424,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$420,384.85 **As Of:** 11/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): KeyBank, NA
Current Owner: The Donald and Linda Andrews Family Trust
Grantee (Lender On Deed of Trust): KeyBank National Association
Grantor (Borrower On Deed of Trust): Donald C. Andrews, Linda K. Andrews

Publication: Sentinel Colorado **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1028609-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0708-2025

NED Date: 12/02/2025

Reception #: E5086815

Original Sale Date: 04/01/2026

Deed of Trust Date: 05/03/2021

Recording Date: 05/06/2021

Reception #: E1074459

Re-Recording Date

Re-Recorded #:

Legal: LOT 119, BLOCK 1, HAMPDEN HILLS AT AURORA SUBDIVISION 9TH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3840 S Genoa Ct Unit A, Aurora, CO 80013

Original Note Amt: \$310,766.00

LoanType: FHA

Interest Rate:

Current Amount: \$285,116.77

As Of: 11/18/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: David Logan

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) David Logan

Publication: Sentinel Colorado

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

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

Attorney File Number: 25-036236

Phone: (303)706-9990

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