

Notices of Election and Demand Filed in Arapahoe County

From December 24, 2025 Through December 30, 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: 0747-2025

NED Date: 12/26/2025 **Reception #:** E5092059
Original Sale Date: 04/29/2026
Deed of Trust Date: 04/29/2024 **Recording Date:** 05/16/2024 **Reception #:** E4030594
Re-Recording Date **Re-Recorded #:**

Legal: Parcel A,, Condominium Unit No. 050102, Highline Meadows Condominiums, in accordance with the Declaration recorded October 25, 1978, in Book 2873 at Page 367, and Condominium Map recorded on October 25, 1978, as Reception No. 1786266, Book 36 a Pages 31 and 32 of the County of Arapahoe records, together with the exclusive right to use the following common elements, Parking space 45,, County of Arapahoe, State of Colorado,, Parcel B,, Exclusive Right to use Parking Space #48C, Highline Meadows Condominiums, in accordance with the Declaration recorded October 25, 1978, in Book 2873 at Page 367, and Condominium Map recorded on October 25, 1978, as Reception No. 1786266, Book 36 at Pages 31 and 32 of the County of Arapahoe records, County of Arapahoe, State of Colorado.

Address: 50 E Highline Cir, Centennial, CO 80122

Original Note Amt: \$165,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$165,000.00 **As Of:** 10/07/2025 **Interest Type:** Fixed

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

Publication: Littleton Independent **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00467 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0748-2025

NED Date: 12/26/2025 **Reception #:** E5092063
Original Sale Date: 04/29/2026
Deed of Trust Date: 11/03/2022 **Recording Date:** 11/16/2022 **Reception #:** E2112003
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE.

Address: 1117 S Ventura Cir Unit A, Aurora, CO 80017

Original Note Amt: \$65,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$64,727.12 **As Of:** 12/02/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Francis Arrie Lumba
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Francis Arrie Lumba

Publication: Sentinel Colorado **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026

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

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Foreclosure Number: 0751-2025

NED Date: 12/26/2025 **Reception #:** E5092072
Original Sale Date: 04/29/2026
Deed of Trust Date: 03/28/2016 **Recording Date:** 04/06/2016 **Reception #:** D6034804
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 5677 Park Place Ave, Greenwood Village, CO 80111

Original Note Amt: \$36,450.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$36,442.66 **As Of:** 12/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Jordan J. Quijano
Grantee (Lender On Deed of Trust): Compass Bank
Grantor (Borrower On Deed of Trust): Jordan J. Quijano an unmarried person

Publication: Littleton Independent **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO250119 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

Foreclosure Number: 0752-2025

NED Date: 12/26/2025 **Reception #:** E5092087
Original Sale Date: 04/29/2026
Deed of Trust Date: 03/11/2020 **Recording Date:** 03/13/2020 **Reception #:** E0032114
Re-Recording Date **Re-Recorded #:**

Legal: Real property and improvements having a property address of 1499 Arapahoe Street, Strasburg, CO 80136, legally described on Exhibit A attached hereto, together with all its appurtenances (the "Property").

Address: 1499 Arapahoe Street, Strasburg, CO 80136

Original Note Amt: \$225,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$169,476.57 **As Of:** 12/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): TBK Bank, SSB
Current Owner: 2 L's 1 C, LLC
Grantee (Lender On Deed of Trust): TBK Bank, SSB
Grantor (Borrower On Deed of Trust): 2 L's 1 C, LLC, a Colorado limited liability company

Publication: Littleton Independent **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026

Attorney for Beneficiary: Hatch Ray Olsen Conant LLC

Attorney File Number: T-541.005 **Phone:** (303)298-1800 **Fax:**

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Foreclosure Number: 0753-2025

NED Date: 12/30/2025 **Reception #:** E5093076
Original Sale Date: 04/29/2026
Deed of Trust Date: 10/23/2020 **Recording Date:** 10/26/2020 **Reception #:** E0145700
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN #: 1975-18-3-28-006

Address: 14341 E Tennessee Ave #106, Aurora, CO 80012

Original Note Amt: \$262,163.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$238,135.10 **As Of:** 12/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Martin Varela, Jr
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) Martin Varela, Jr

Publication: Sentinel Colorado **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035838 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0754-2025

NED Date: 12/30/2025 **Reception #:** E5093077
Original Sale Date: 04/29/2026
Deed of Trust Date: 05/31/2022 **Recording Date:** 06/01/2022 **Reception #:** E2060260
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 10, Block 6, Trail Ridge Subdivision Filing No. 3, County of Arapahoe, State of Colorado.

Address: 5466 S Shawnee Way, Aurora, CO 80015

Original Note Amt: \$589,132.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$563,333.66 **As Of:** 12/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
Current Owner: Gentry N Muniz and Katherine L Rowland
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American
Financial Resources, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Gentry N Muniz and Katherine L Rowland

Publication: Sentinel Colorado **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026
Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48239465 **Phone:** (187)735-32146 **Fax:**

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Foreclosure Number: 0755-2025

NED Date: 12/30/2025

Reception #: E5093087

Original Sale Date: 04/29/2026

Deed of Trust Date: 07/08/2017

Recording Date: 07/14/2017

Reception #: D7079302

Re-Recording Date

Re-Recorded #:

Legal: THE WEST 1/2 OF LOTS 45 TO 48, BLOCK 16, COLFAX VILLA RESUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 9742 E 10TH AVENUE, AURORA, CO 80010

Original Note Amt: \$156,000.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$108,747.59

As Of: 12/16/2025

Interest Type: Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	DEBRA A DOLPH
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PARAMOUNT EQUITY MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	DEBRA A. DOLPH AND BRENT CAMPBELL

Publication: Sentinel Colorado

First Publication Date: 03/05/2026

Last Publication Date: 04/02/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010653517

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0756-2025

NED Date: 12/30/2025

Reception #: E5093088

Original Sale Date: 04/29/2026

Deed of Trust Date: 02/07/2022

Recording Date: 02/15/2022

Reception #: E2018336

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. 305, BUILDING C, RED SKY CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FILED OF RECORD ON APRIL 30, 1979 UNDER RECEPTION NO. 184621, AND AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF RED SKY RECORDED JANUARY 11, 1979 IN BOOK 2918 AT PAGE 601, RECORDS OF ARAPAHOE COUNTY, COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE AND OR CARPORT SPACE NO. 305-C, AND THE EXCLUSIVE RIGHT TO USE STORAGE SPACE NO. 305-S IN BUILDING C, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14602 E 2ND AVE # 305C, AURORA, CO 80011

Original Note Amt: \$117,600.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$107,624.37

As Of: 12/16/2025

Interest Type: Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	AARON RAY CHAVEZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION
Grantor (Borrower On Deed of Trust)	AARON RAY CHAVEZ

Publication: Sentinel Colorado

First Publication Date: 03/05/2026

Last Publication Date: 04/02/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010646891

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0757-2025

NED Date: 12/30/2025 **Reception #:** E5093082
Original Sale Date: 04/29/2026
Deed of Trust Date: 06/24/2015 **Recording Date:** 07/09/2015 **Reception #:** D5074738
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, SUMMER VALLEY SUBDIVISION FILING NO. 20, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17511 E. Temple Dr, Aurora, CO 80015

Original Note Amt: \$118,200.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$95,280.75 **As Of:** 12/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Robert V. Dehmlow, Jami Elizabeth O'Bryan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns
Grantor (Borrower On Deed of Trust) Robert V. Dehmlow and Jami Elizabeth Obryan

Publication: Sentinel Colorado **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26009 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0758-2025

NED Date: 12/30/2025 **Reception #:** E5093089
Original Sale Date: 04/29/2026
Deed of Trust Date: 04/08/2022 **Recording Date:** 04/13/2022 **Reception #:** E2042009
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 32, BLOCK 2, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N.: 2073-04-3-30-029

Address: 17664 E LOYOLA DRIVE #E, Aurora, CO 80013

Original Note Amt: \$306,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$298,535.16 **As Of:** 12/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Steven Ray Zamora
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PROFESSIONAL MORTGAGE SOURCE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Steven Ray Zamora

Publication: Sentinel Colorado **First Publication Date:** 03/05/2026
Last Publication Date: 04/02/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-032959 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0759-2025

NED Date: 12/30/2025

Reception #: E5093085

Original Sale Date: 04/29/2026

Deed of Trust Date: 04/29/2021

Recording Date: 04/30/2021

Reception #: E1071411

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 8, J E ROUPP SECOND ADDITION AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 031055351

Address: 1355 Racine St, Aurora, CO 80011

Original Note Amt: \$382,936.00

LoanType: FHA

Interest Rate:

Current Amount: \$347,984.11

As Of: 12/15/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Robert W. Collison and Betty J. Collison
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)	Robert W. Collison and Betty J. Collison

Publication: Sentinel Colorado

First Publication Date: 03/05/2026

Last Publication Date: 04/02/2026

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

Attorney File Number: 25-034254

Phone: (303)706-9990

Fax: (303)706-9994