

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0099-2026

**NED Date:** 02/06/2026

**Reception #:** E6007689

**Original Sale Date:** 06/10/2026

**Deed of Trust Date:** 06/06/2023

**Recording Date:** 06/07/2023

**Reception #:** E3038316

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 45, DREAM HOUSE ACRES FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 6428 S. Steele Street, Centennial, CO 80121

**Original Note Amt:** \$625,117.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$645,886.67

**As Of:** 01/08/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Sunflower Bank, NA

**Current Owner:** Erik Martin Hetrick

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Guardian Mortgage, a division of Sunflower Bank, NA

**Grantor (Borrower On Deed of Trust)** Erik Hetrick a/k/a Erik Martin Hetrick

**Publication:** Littleton Independent

**First Publication Date:** 04/16/2026

**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Taherzadeh, P.L.L.C.

**Attorney File Number:** Hetrick 110-00305

**Phone:** (469)729-6800

**Fax:** (469)828-2772

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**Foreclosure Number:** 0100-2026

**NED Date:** 02/06/2026      **Reception #:** E6007683  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 11/05/2018      **Recording Date:** 11/09/2018      **Reception #:** D8110715  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 16, MURPHY CREEK FILING NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED JUNE 5, 2002 UNDER RECEPTION NO. B2103585, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 1977-19-1-19-025

**Address:** 1465 S Haleyville Cir, Aurora, CO 80018

**Original Note Amt:** \$358,388.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$316,468.67      **As Of:** 01/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Alan R Ortiz AND Concepcion Trujillo Beas  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SISTAR MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Alan R Ortiz AND Concepcion Trujillo Beas

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-032910      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0101-2026

**NED Date:** 02/06/2026      **Reception #:** E6007691  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 02/23/2022      **Recording Date:** 02/28/2022      **Reception #:** E2023304  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 4, SPRING CREEK MEADOWS SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3905 S Kirk Way, Aurora, CO 80013

**Original Note Amt:** \$549,000.00      **LoanType:** Hard      **Interest Rate:**  
**Current Amount:** \$549,000.00      **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:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Gantenbein Law Firm  
**Attorney File Number:** ACABO 18086      **Phone:** (303)618-2122      **Fax:**

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**Foreclosure Number:** 0102-2026

**NED Date:** 02/06/2026      **Reception #:** E6007688  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 10/26/2015      **Recording Date:** 10/30/2015      **Reception #:** D5125156  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 128, BLOCK 4, SOUTHCREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 16422 E Phillips Dr, Englewood, CO 80112

**Original Note Amt:** \$205,000.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$167,827.16      **As Of:** 01/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Onslow Bay Financial LLC  
**Current Owner:** Richard McGee, Nicole Andrew  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Platinum Mortgage, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Richard McGee and Nicole Andrew

**Publication:** Littleton Independent      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-24-1005544-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0103-2026

**NED Date:** 02/06/2026      **Reception #:** E6007686  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 06/16/2022      **Recording Date:** 06/21/2022      **Reception #:** E2067004  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 9, BROADWAY ESTATES, FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 2077-22-4-11-007

**Address:** 6684 South Penrose Court, Centennial, CO 80121

**Original Note Amt:** \$561,639.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$535,919.94      **As Of:** 01/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Richard Potter AND Gwyndollynn Potter  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Richard Potter AND Gwyndollynn Potter

**Publication:** Littleton Independent      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-031273      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0104-2026

**NED Date:** 02/06/2026      **Reception #:** E6007692  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 03/06/2017      **Recording Date:** 03/08/2017      **Reception #:** D7026872  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 9, TOLLGATE CROSSING SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 2071-07-4-21-001

**Address:** 5013 S Gold Bug Way, Aurora, CO 80016

**Original Note Amt:** \$405,168.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$347,139.39      **As Of:** 01/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** SCOTT RAND  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** SCOTT RAND

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 20-025283      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0105-2026

**NED Date:** 02/06/2026      **Reception #:** E6007697  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 12/20/2003      **Recording Date:** 01/16/2004      **Reception #:** B4011428  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 5, HIGHPOINT SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4219 S Andes Way, Aurora, CO 80013

**Original Note Amt:** \$70,000.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$79,274.92      **As Of:** 01/25/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Warren S. Rowell and Karen A. Rowell aka Karen Rowell  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Warren S. Rowell and Karen A. Rowell aka Karen Rowell

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-26-1034064-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 0106-2026

**NED Date:** 02/06/2026      **Reception #:** E6007687  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 07/24/2019      **Recording Date:** 07/26/2019      **Reception #:** D9074554  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 5, PARKVIEW COMMONS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 20339 E Powers Pl, Centennial, CO 80015-3669

**Original Note Amt:** \$250,000.00      **LoanType:** FHLMC      **Interest Rate:**  
**Current Amount:** \$221,742.20      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC  
**Current Owner:** Iwonka Davis  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Iwonka Davis

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO26292      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0107-2026

**NED Date:** 02/06/2026      **Reception #:** E6007694  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 11/20/2018      **Recording Date:** 11/21/2018      **Reception #:** D8115161  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 30, BLOCK 2, SUNSTONE NORTH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER: 032436255

**Address:** 1272 South Idalia Street, Aurora, CO 80017-4088

**Original Note Amt:** \$235,653.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$209,735.96      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Danny M Arnburg AND Tamara R Smith  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Danny M Arnburg AND Tamara R Smith

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-033341      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0108-2026

**NED Date:** 02/06/2026

**Reception #:** E6007693

**Original Sale Date:** 06/10/2026

**Deed of Trust Date:** 01/27/2022

**Recording Date:** 01/31/2022

**Reception #:** E2011726

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 32, A VACATION AND REPLAT OF TRACT C, BIJOU CREEK, ACCORDING TO THE MAP RECORDED OCTOBER 19, 2020 AT RECEPTION NO. E0141656, COUNTY OF ARAPAHOE, STATE OF COLORADO  
PARCEL ID NUMBER: 035414060

**Address:** 300 S 4th Court, Deer Trail, CO 80105

**Original Note Amt:** \$268,398.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$248,801.56

**As Of:** 01/26/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Mo B Aileobini
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Mo B Aileobini

**Publication:** Sentinel Colorado

**First Publication Date:** 04/16/2026

**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 26-036729

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

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**Foreclosure Number:** 0109-2026

**NED Date:** 02/06/2026

**Reception #:** E6007690

**Original Sale Date:** 06/10/2026

**Deed of Trust Date:** 08/10/2022

**Recording Date:** 08/16/2022

**Reception #:** E2085897

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 25 TO 29, INCLUSIVE BLOCK 6, AURORA HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1300 Kingston St, Aurora, CO 80010

**Original Note Amt:** \$630,000.00

**LoanType:** Commercial

**Interest Rate:**

**Current Amount:** \$629,513.32

**As Of:** 01/25/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-INV1
<b>Current Owner:</b>	Hayim 1300 Kingston LLC, a Colorado Limited Liability Company
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for MBOC, Inc., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Hayim 1300 Kingston LLC, a Colorado Limited Liability Company

**Publication:** Sentinel Colorado

**First Publication Date:** 04/16/2026

**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-25-1010753-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

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From February 04, 2026 Through February 10, 2026

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**Foreclosure Number:** 0110-2026

**NED Date:** 02/06/2026      **Reception #:** E6007699  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 03/17/2011      **Recording Date:** 03/18/2011      **Reception #:** D1026330  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 8, DOVER SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2184 S WACO ST, AURORA, CO 80013

**Original Note Amt:** \$165,690.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$134,340.63      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Francis Teague  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Francis Teague

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 17-016825      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0111-2026

**NED Date:** 02/06/2026      **Reception #:** E6007695  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 02/10/2022      **Recording Date:** 02/14/2022      **Reception #:** E2017325  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4105 S Laredo Way, Aurora, CO 80013

**Original Note Amt:** \$452,000.00      **LoanType:** Hard      **Interest Rate:**  
**Current Amount:** \$452,000.00      **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:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Gantenbein Law Firm

**Attorney File Number:** ACABO 18004      **Phone:** (303)618-2122      **Fax:**

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 2026

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**Foreclosure Number:** 0112-2026

**NED Date:** 02/10/2026      **Reception #:** E6008456  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 08/13/2021      **Recording Date:** 08/20/2021      **Reception #:** E1130389  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 6, KINGSBOROUGH FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2534 S Laredo Ct, Aurora, CO 80013

**Original Note Amt:** \$451,668.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$414,453.09      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Michael J. Curry  
**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):** Michael J. Curry

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-036759      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0113-2026

**NED Date:** 02/10/2026      **Reception #:** E6008458  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 08/21/2017      **Recording Date:** 08/22/2017      **Reception #:** D7095575  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 14, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN: 1975-34-4-27-004

**Address:** 19604 E Girard Avenue, Aurora, CO 80013

**Original Note Amt:** \$392,656.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$335,793.46      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** John Nou AND Thu Tai  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** John Nou AND Thu Tai

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-036740      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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From February 04, 2026 Through February 10, 2026

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**Foreclosure Number:** 0114-2026

**NED Date:** 02/10/2026      **Reception #:** E6008459  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 12/06/2023      **Recording Date:** 12/08/2023      **Reception #:** E3082169  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 1, QUEENSBOROUGH SUBDIVISION 2ND FILING, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-14-4-19-021

**Address:** 841 S Oakland St, Aurora, CO 80012

**Original Note Amt:** \$412,392.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$406,447.71      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Silvia Guzman Elizondo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHWEST FUNDING, LP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Silvia Guzman Elizondo

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-036709      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0115-2026

**NED Date:** 02/10/2026      **Reception #:** E6008483  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 06/12/2019      **Recording Date:** 06/19/2019      **Reception #:** D9059128  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Legal Desc Attached

**Address:** 17869 E Hawaii Pl, Aurora, CO 80017-5309

**Original Note Amt:** \$480,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$222,767.24      **As Of:** 01/16/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH Mortgage Corporation  
**Current Owner:** Vivian Morgan  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Advisors Mortgage Group LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Vivian Morgan

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-25-1031355-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 2026

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**Foreclosure Number:** 0116-2026

**NED Date:** 02/10/2026      **Reception #:** E6008484  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 11/21/2023      **Recording Date:** 11/28/2023      **Reception #:** E3079603  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 1, WHEATLANDS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6255 South Ider Way, Aurora, CO 80016

**Original Note Amt:** \$247,000.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$247,872.63      **As Of:** 01/16/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** AZLEE MILES  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** AZLEE MILES

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 25-035614      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0117-2026

**NED Date:** 02/10/2026      **Reception #:** E6008485  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 05/16/2023      **Recording Date:** 05/18/2023      **Reception #:** E3033296  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** UNIT 2, DR. JONES' CONDOMINIUM, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DR. JONES' CONDOMINIUM RECORDED FEBRUARY 11, 2005 AT RECEPTION NO. B5020047, AND THE CONDOMINIUM MAP FOR DR. JONES' CONDOMINIUM, RECORDED FEBRUARY 11, 2005 AT RECEPTION NO. B5020048, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 37 Inverness Dr. E, Englewood, CO 80112

**Original Note Amt:** \$22,880,925.75      **LoanType:** Commercial      **Interest Rate:**  
**Current Amount:** \$22,292,871.23      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SMS Financial CRE FUND, LLC  
**Current Owner:** 37 Inverness, LLC  
**Grantee (Lender On Deed of Trust):** CITYWIDE BANKS, a division of HTLF BANK  
**Grantor (Borrower On Deed of Trust):** 37 Inverness, LLC

**Publication:** Littleton Independent      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch PC

**Attorney File Number:** 4657-003      **Phone:** (303)329-3363      **Fax:**

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0118-2026

**NED Date:** 02/10/2026      **Reception #:** E6008460  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 04/05/2017      **Recording Date:** 04/12/2017      **Reception #:** D7041386  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 197519117006

**Address:** 14892 E Kansas Pl, Aurora, CO 80012

**Original Note Amt:** \$322,059.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$287,925.70      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Moustafa Alidou  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M2 LENDING SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Moustafa Alidou

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 19-022860      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0119-2026

**NED Date:** 02/10/2026      **Reception #:** E6008461  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 08/16/2024      **Recording Date:** 08/20/2024      **Reception #:** E4053688  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** A strip of land which is 5 feet wide and 96 feet along the Westerly portion of Lot 9 and all of Lot 10, Block 12, Nob Hill - First Filing Amended, County of Arapahoe, State of Colorado.

**Address:** 4179 E Easter Avenue, Centennial, CO 80122

**Original Note Amt:** \$637,500.00      **LoanType:** COM      **Interest Rate:**  
**Current Amount:** \$591,184.00      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST 2024-RTL5, Mortgage-Backed Notes, Series 2024-RTL5  
**Current Owner:** 5542 Cyclone Ventures LLC  
**Grantee (Lender On Deed of Trust):** Kiavi Funding, Inc., a Delaware corporation  
**Grantor (Borrower On Deed of Trust):** 5542 Cyclone Ventures LLC, A Colorado Limited Liability Company

**Publication:** Littleton Independent      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO25804      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0120-2026

**NED Date:** 02/10/2026      **Reception #:** E6008462  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 10/26/2023      **Recording Date:** 10/27/2023      **Reception #:** E3073781\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

**Address:** 4066 S Atchison Way Unit 104, Aurora, CO 80014

**Original Note Amt:** \$248,900.00      **LoanType:** FHLMC      **Interest Rate:**  
**Current Amount:** \$245,633.02      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Arturo Junior Gonzalez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Arturo Junior Gonzalez

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO25775      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0121-2026

**NED Date:** 02/10/2026      **Reception #:** E6008464  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 05/21/2021      **Recording Date:** 05/24/2021      **Reception #:** E1083569\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

**Address:** 10070 East Carolina Drive, Unit 202, Denver, CO 80247-1999

**Original Note Amt:** \$260,950.00      **LoanType:** FNMA      **Interest Rate:**  
**Current Amount:** \$246,586.00      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Citizens Bank, N.A.  
**Current Owner:** Tsengel Erdenechimeg and Erdenechimeg Bataa and Khulgen Namkhainyam  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fortune Financial, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Tsengel Erdenechimeg and Erdenechimeg Bataa and Khulgen Namkhainyam

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO25211      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0122-2026

**NED Date:** 02/10/2026      **Reception #:** E6008482  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 06/06/2016      **Recording Date:** 06/13/2016      **Reception #:** D6061742  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 6, PINEY CREEK VILLAGE, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 6160 S Memphis Court, Centennial, CO 80016

**Original Note Amt:** \$458,850.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$370,233.40      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.  
**Current Owner:** Khader Shubbak  
**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):** Anita Chanthasavath

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1033474-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0123-2026

**NED Date:** 02/10/2026      **Reception #:** E6008490  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 05/12/2020      **Recording Date:** 05/14/2020      **Reception #:** E0057183  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 2, ADONEA SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER:035255506

**Address:** 26376 E Byers Place, Aurora, CO 80018-1752

**Original Note Amt:** \$356,786.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$324,576.90      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Aubre D Mckay AND Colby C Murray  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Aubre D Mckay AND Colby C Murray

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 25-035986      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0124-2026

**NED Date:** 02/10/2026      **Reception #:** E6008465  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 02/17/2023      **Recording Date:** 03/03/2023      **Reception #:** E3013423  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN #: 2073-09-2-15-152

**Address:** 17477 East Rice Circle F, Aurora, CO 80015

**Original Note Amt:** \$216,015.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$209,785.07      **As Of:** 01/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Chrysta Calonder  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Chrysta Calonder

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 26-036720      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0125-2026

**NED Date:** 02/10/2026      **Reception #:** E6008486  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 10/27/2023      **Recording Date:** 10/30/2023      **Reception #:** E3074276  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 1975-18-3-27-010

**Address:** 14331 E Tennessee Ave Unit 201, Aurora, CO 80012

**Original Note Amt:** \$323,924.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$315,609.65      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Doris Achamfour  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Doris Achamfour

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 26-036731      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0126-2026

**NED Date:** 02/10/2026      **Reception #:** E6008466  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 12/14/2020      **Recording Date:** 12/15/2020      **Reception #:** E0176086  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 39, BLOCK 3, SEVEN LAKES SUBDIVISION - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER: 031529115

**Address:** 18844 E Cornell Ave, Aurora, CO 80013

**Original Note Amt:** \$397,664.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$356,732.48      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Laura Coutu  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Laura Coutu

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 26-036753      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0127-2026

**NED Date:** 02/10/2026      **Reception #:** E6008468  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 06/02/2022      **Recording Date:** 06/06/2022      **Reception #:** E2061523  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 45, BLOCK 1, KINGSBOROUGH SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 1975-29-4-19-002

**Address:** 2508 S Ouray Way, Aurora, CO 80013

**Original Note Amt:** \$509,599.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$398,274.11      **As Of:** 01/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Freddy Andrew Lacunza AND Yazmine Arianna Lacunza  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Freddy Andrew Lacunza AND Yazmine Arianna Lacunza

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 23-029236      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0128-2026

**NED Date:** 02/10/2026      **Reception #:** E6008488  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 08/03/2020      **Recording Date:** 08/04/2020      **Reception #:** E0099037  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN #: 1973-21-1-24-013

**Address:** 8707 E Florida Ave 713, Denver, CO 80247

**Original Note Amt:** \$220,924.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$200,290.29      **As Of:** 01/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Robert Nixon  
**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)** Robert Nixon

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-036877      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0129-2026

**NED Date:** 02/10/2026      **Reception #:** E6008469  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 06/25/2024      **Recording Date:** 07/02/2024      **Reception #:** E4041939  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 10, LYN KNOLL FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 264 TUCSON ST, AURORA, CO 80011

**Original Note Amt:** \$55,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$54,400.41      **As Of:** 01/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MCLP ASSET COMPANY, INC.  
**Current Owner:** CLAUDIA Y ROQUE VILLALVA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
UNITED WHOLESALE MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** CLAUDIA Y ROQUE VILLALVA

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010714533      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0130-2026

**NED Date:** 02/10/2026      **Reception #:** E6008489  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 09/27/2022      **Recording Date:** 10/06/2022      **Reception #:** E2101277  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 22, SADDLE ROCK HIGHLANDS FILLING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4015 South Odessa Street, Aurora, CO 80013

**Original Note Amt:** \$585,062.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$556,296.31      **As Of:** 01/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Michelle Falcon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for CMG Mortgage Inc., DBA CMG Financial, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Michelle Falcon

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1033488-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0131-2026

**NED Date:** 02/10/2026      **Reception #:** E6008470  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 05/01/2023      **Recording Date:** 05/03/2023      **Reception #:** E3029495  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1975-07-2-08-015

**Address:** 14439 E 1st Dr Apartment C05, Aurora, CO 80011

**Original Note Amt:** \$213,400.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$207,598.22      **As Of:** 01/29/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Adrian Martinez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR V.I.P. MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Adrian Martinez

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-036774      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0132-2026

**NED Date:** 02/10/2026      **Reception #:** E6008472  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 02/14/2022      **Recording Date:** 02/23/2022      **Reception #:** E2021246  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 39 AURORA HILLS FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TAX ID: 1973-13-1-23-018

**Address:** 13084 East Alaska Place, Aurora, CO 80012

**Original Note Amt:** \$723,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$283,458.40      **As Of:** 01/29/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC  
**Current Owner:** Carolyn Keas  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Carolyn Keas

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 26-036691      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0133-2026

**NED Date:** 02/10/2026      **Reception #:** E6008473  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 04/22/2020      **Recording Date:** 04/24/2020      **Reception #:** E0048975  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 6, APACHE MESA THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO  
APN #: 031324459

**Address:** 16792 E 8th Ave, Aurora, CO 80011

**Original Note Amt:** \$324,022.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$291,260.89      **As Of:** 01/29/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Maria Teresa Vega-Soto AND Rigoberto Vega-Soto  
**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):** Maria Teresa Vega-Soto AND Rigoberto Vega-Soto

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

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

**Attorney File Number:** 26-036728      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 04, 2026 Through February 10, 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:** 0134-2026

**NED Date:** 02/10/2026      **Reception #:** E6008474  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 01/27/2020      **Recording Date:** 02/03/2020      **Reception #:** E0014245  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Please see attached Exhibit A.

**Address:** 4310 S Andes WAY, Aurora, CO 80015-2832

**Original Note Amt:** \$194,387.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$176,019.88      **As Of:** 01/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC dba Shellpoint Mortgage Servicing  
**Current Owner:** Chance Christian Enriquez  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Chance Christian Enriquez

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1034128-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0135-2026

**NED Date:** 02/10/2026      **Reception #:** E6008487  
**Original Sale Date:** 06/10/2026  
**Deed of Trust Date:** 07/26/2021      **Recording Date:** 08/03/2021      **Reception #:** E1121364  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 21, Block 12, Copperleaf Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 4790 S Perth Street, Centennial, CO 80015

**Original Note Amt:** \$379,500.00      **LoanType:** FNMA      **Interest Rate:**  
**Current Amount:** \$327,655.99      **As Of:** 01/29/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Onslow Bay Financial LLC  
**Current Owner:** James A. Altman and Joy M. Altman  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Brave Mortgage, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** James A. Altman and Joy M. Altman

**Publication:** Sentinel Colorado      **First Publication Date:** 04/16/2026  
**Last Publication Date:** 05/14/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO26030      **Phone:** (303)274-0155      **Fax:** (303)274-0159