

Notices of Election and Demand Filed in Arapahoe County

From February 11, 2026 Through February 17, 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: 0136-2026

NED Date: 02/13/2026 **Reception #:** E6009318
Original Sale Date: 06/10/2026
Deed of Trust Date: 06/30/2023 **Recording Date:** 07/11/2023 **Reception #:** E3046600
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 2, COUNTRY GREEN FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN/PARCEL ID: 1973-26-1-07-003

Address: 1927 S Oakland Way, Aurora, CO 80014

Original Note Amt: \$358,388.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$350,861.65 **As Of:** 01/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Kristi N Melchior
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kristi N Melchior

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: 25-036060 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0137-2026

NED Date: 02/13/2026 **Reception #:** E6009314
Original Sale Date: 06/10/2026
Deed of Trust Date: 03/11/2020 **Recording Date:** 03/24/2020 **Reception #:** E0036349
Re-Recording Date: **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 1204 S Zeno Way Unit D, Aurora, CO 80017

Original Note Amt: \$274,666.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$243,658.58 **As Of:** 01/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Swaniqueka Jarrett
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ClearPath Lending, its successors and assigns
Grantor (Borrower On Deed of Trust): Swaniqueka Jarrett

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: CO25723 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0138-2026

NED Date: 02/13/2026 **Reception #:** E6009315
Original Sale Date: 06/10/2026
Deed of Trust Date: 10/18/2001 **Recording Date:** 10/24/2001 **Reception #:** B1181139
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, SOUTHPARK SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3011 WEST LONG COURT UNIT A, LITTLETON, CO 80120

Original Note Amt: \$171,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$67,085.73 **As Of:** 02/02/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC
Current Owner: BRENDA ELAINE SCHAFER
Grantee (Lender On Deed of Trust): UNION FEDERAL BANK OF INDIANAPOLIS
Grantor (Borrower On Deed of Trust): BRENDA ELAINE SCHAFER

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010704088 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0139-2026

NED Date: 02/13/2026 **Reception #:** E6009319
Original Sale Date: 06/10/2026
Deed of Trust Date: 05/10/2021 **Recording Date:** 05/12/2021 **Reception #:** E1077693
Re-Recording Date **Re-Recorded #:**

Legal: LOT 53, BLOCK 1, GREENBROOK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 920 S Granby Way, Aurora, CO 80012

Original Note Amt: \$323,040.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$292,510.34 **As Of:** 01/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC
Current Owner: Donneca Maxwell
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): Donneca Maxwell

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-25-1032744-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0140-2026

NED Date: 02/13/2026

Reception #: E6009316

Original Sale Date: 06/10/2026

Deed of Trust Date: 12/20/2023

Recording Date: 12/21/2023

Reception #: E3084907

Re-Recording Date

Re-Recorded #:

Legal: LOT 30, BLOCK 1, SADDLE ROCK EAST SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 22843 E Briarwood Pl, Aurora, CO 80016

Original Note Amt: \$446,500.00

LoanType: FNMA

Interest Rate:

Current Amount: \$438,149.91

As Of: 02/03/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Lasha Abashidze and Tamar Koberidze
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Lasha Abashidze and Tamar Koberidze

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: CO26039

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0141-2026

NED Date: 02/13/2026

Reception #: E6009317

Original Sale Date: 06/10/2026

Deed of Trust Date: 08/18/2006

Recording Date: 08/28/2006

Reception #: B6123495

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 1, LEISURE LANDING SUBDIVISION FILING NO 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 15917 E 13TH AVE, AURORA, CO 80011-7289

Original Note Amt: \$157,500.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$138,383.45

As Of: 02/04/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6

Current Owner: KEISHA MOSLEY

Grantee (Lender On Deed of Trust): CAPITAL ACCESS MORTGAGE

Grantor (Borrower On Deed of Trust): KEISHA MOSLEY

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: 00000010672624

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0142-2026

NED Date: 02/13/2026 **Reception #:** E6009320
Original Sale Date: 06/10/2026
Deed of Trust Date: 08/31/2023 **Recording Date:** 09/06/2023 **Reception #:** E3061622
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 5, SUMMER VALLEY SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031620503

Address: 4055 S Pitkin Way, Aurora, CO 80013

Original Note Amt: \$439,560.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$431,126.46 **As Of:** 02/02/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Martin Gonzalez Reyna AND Isamar M Corrdero Santillano
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) Isamar M Corrdero Santillano AND Martin Gonzalez Reyna

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: 26-036843 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0143-2026

NED Date: 02/17/2026 **Reception #:** E6009712
Original Sale Date: 06/10/2026
Deed of Trust Date: 01/30/2014 **Recording Date:** 02/06/2014 **Reception #:** D4010055
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 2, CHERRY CREEK VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN NO. 2075-10-2-08-018

Address: 9177 E Tufts Place, Greenwood Village, CO 80111

Original Note Amt: \$810,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$331,525.24 **As Of:** 02/04/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Donna E Ehart
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Donna E Ehart

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: 26-036853 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0144-2026

NED Date: 02/17/2026

Reception #: E6009721

Original Sale Date: 06/10/2026

Deed of Trust Date: 08/18/2021

Recording Date: 08/24/2021

Reception #: E1131958

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 40 FEET OF LOT 13 AND THE NORTH 29 FEET OF LOT 14, BLOCK 1, GAMBLE ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 736 Fulton Street, Aurora, CO 80010

Original Note Amt: \$562,500.00

LoanType: REVERSE FHA

Interest Rate:

Current Amount: \$191,983.63

As Of: 02/05/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Finance of America Reverse LLC
Current Owner:	Greg Carr
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Advisors Group, its successors and assigns
Grantor (Borrower On Deed of Trust)	Greg Carr

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: CO26279

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0145-2026

NED Date: 02/17/2026

Reception #: E6009716

Original Sale Date: 06/10/2026

Deed of Trust Date: 05/22/2012

Recording Date: 06/29/2012

Reception #: D2065735

Re-Recording Date

Re-Recorded #:

Legal: UNIT 127 AS PER CONDO DECLARATION RECORDED ON RECEPTION # B4115508, THE LANDING AT CHERRY CREEK CONDOS, 22ND SUPPLEMENT, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE CORRECTLY KNOWN AS: UNIT 127, 16055 EAST GEDDES LANE, THE LANDING AT CHERRY CREEK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FOR THE LANDING AT CHERRY CREEK CONDOMINIUMS RECORDED ON SEPTEMBER 29, 2005, AT RECEPTION NO. B5146724, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE LANDING AT CHERRY CREEK CONDOMINIUMS, RECORDED ON JUNE 28, 2004, AT RECEPTION NO. B4115508 IN SAID RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16055 E Geddes Lane 127, Aurora, CO 80016

Original Note Amt: \$136,000.00

Loan Type: Consumer

Interest Rate:

Current Amount: \$96,109.77

As Of: 02/04/2026

Interest Type: Fixed

Current Lender (Beneficiary): Zions Bancorporation, N.A. dba Vectra Bank Colorado

Current Owner: Lisa Gibson, Trustee of the Lisa Gibson Revocable Living Trust Dated April 6, 2017 and Any Amendments Thereto

Grantee (Lender On Deed of Trust): Vectra Bank Colorado, National Association

Grantor (Borrower On Deed of Trust): Lisa Gibson

Publication: Sentinel Colorado

First Publication Date: 04/16/2026

Last Publication Date: 05/14/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 3230-199

Phone: (303)329-3363

Fax:

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Foreclosure Number: 0146-2026

NED Date: 02/17/2026 **Reception #:** E6009709
Original Sale Date: 06/10/2026
Deed of Trust Date: 01/13/2023 **Recording Date:** 01/18/2023 **Reception #:** E3003432
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6 AND THE W 1/2 OF TRACT E ADJACENT TO SAID LOT 6 ON THE EAST, BLOCK 6, SUMMER VALLEY SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18250 E Hampden Pl, Aurora, CO 80013

Original Note Amt: \$617,607.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$601,156.16 **As Of:** 02/05/2026 **Interest Type:** Fixed

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

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: 26-036870 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0147-2026

NED Date: 02/17/2026 **Reception #:** E6009724
Original Sale Date: 06/10/2026
Deed of Trust Date: 09/27/2021 **Recording Date:** 10/11/2021 **Reception #:** E1154440
Re-Recording Date **Re-Recorded #:**

Legal: LOT 48, BLOCK 2, SUMMER VALLEY SUBDIVISION FILING NO. 21, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N.: 031702232

Address: 4511 S Buckley Way, Aurora, CO 80015

Original Note Amt: \$552,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$215,279.88 **As Of:** 02/05/2026 **Interest Type:** Fixed

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

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: 26-036854 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0148-2026

NED Date: 02/17/2026

Reception #: E6009727

Original Sale Date: 06/10/2026

Deed of Trust Date: 02/08/2023

Recording Date: 02/16/2023

Reception #: E3009666

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 1, HEATHER GARDENS FILING NO. 3, COUNTY OF ARAPAHOE, COLORADO, TO WIT:

PARCEL 1: AN UNDIVIDED 1/144TH INTEREST IN AND TO SAID LOT, SUBJECT TO EASEMENTS OF RECORD, INCLUDING SUCH EASEMENT AS MAY BE SET OUT IN THE DECLARATION OF CONDOMINIUM OF HEATHER GARDENS AS FILED OF RECORD, EXCLUDING ANY INTEREST IN THE BUILDINGS AND EQUIPMENT SITUATE ON SAID LOT AND BLOCK ABOVE DESCRIBED IN WHICH APARTMENT AND TOWNHOUSE UNITS ARE SITUATE EXCEPT THE INTEREST IN THE APARTMENT BUILDING AND EQUIPMENT HEREIN CONVEYED.

PARCEL 2: ALL OF THAT SPACE OR AREA WHICH LIES BETWEEN THE CEILING AND THE FLOOR, AND THE WALLS OF THE APARTMENT AT 13626 EAST BATES AVENUE, APT. 108, (FOR CONVENIENT REFERENCE NUMBERED AS UNIT 25134 IN BUILDING NO. 203), NOW OR HEREAFTER CONSTRUCTED ON SAID LOT, SAID BUILDING BEING LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, COLORADO, RECORDED FEBRUARY 9, 1973, UNDER RECEPTION NO. 1339813.

PARCEL 3: AN UNDIVIDED 1/48TH INTEREST IN AND TO THE BUILDING AND EQUIPMENT THEREIN INSTALLED AND APPURTENANT THERETO WITHIN WHICH THE ABOVE DESCRIBED SPACE OR AREA IS LOCATED.

TOGETHER WITH:

(1) THE EXCLUSIVE RIGHT TO USE THE PATIOS AND BALCONIES, AIR CONDITIONERS OR OTHER APPLIANCES WHICH PROJECT BEYOND THE SPACE OR AREA ABOVE DESCRIBED AND CONTIGUOUS THERETO.

(2) A RIGHT OF WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY ABOVE,

(3) THE RIGHT TO USE STAIRS, HALLS, PASSAGE WAYS AND OTHER COMMON AREAS IN THE BUILDING DESCRIBED IN PARCEL 2 ABOVE IN COMMON WITH OTHER OWNERS OF SUCH BUILDING, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

(4) THE RIGHT TO USE COMMON AREAS IN SAID LOT IN COMMON WITH OTHER OWNERS OF SPACE OR AREAS IN BUILDINGS NOW OR HEREAFTER CONSTRUCTED ON SAID LOT, EXCEPT THE USE OF THE COMMON AREAS LOCATED IN BUILDINGS OTHER THAN THAT DESCRIBED IN PARCEL 2 ABOVE, INCLUDING THEIR AGENTS, SERVANTS, EMPLOYEES AND INVITEES.

(5) THE EXCLUSIVE RIGHT TO USE AND OCCUPY PARKING STALL NO. 90 IN PARKING LOT NO. 2, LOCATED SUBSTANTIALLY AS SHOWN ON THE AREA PLAT PLAN FILED OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, RECORDED AUGUST 24, 1973, UNDER RECEPTION NO. 1376808, SHOWING THE LOCATION OF THE ABOVE NUMBERED STALL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 13626 E Bates Ave Unit 108, Aurora, CO 80014

Original Note Amt: \$160,000.00

Loan Type: Consumer

Interest Rate:

Current Amount: \$158,915.83

As Of: 02/02/2026

Interest Type: Fixed

Current Lender (Beneficiary): FirstBank

Current Owner: Catherine Evans Dixon

Notices of Election and Demand Filed in Arapahoe County

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Grantee (Lender On Deed of Trust):	FirstBank
Grantor (Borrower On Deed of Trust)	Catherine Evans Dixon

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

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number:	307912.00144	Phone:	(303)628-9690	Fax:	
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