

Notices of Election and Demand Filed in Arapahoe County

From February 18, 2026 Through February 24, 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: 0149-2026

NED Date: 02/20/2026 **Reception #:** E6010647
Original Sale Date: 06/24/2026
Deed of Trust Date: 06/29/2020 **Recording Date:** 07/09/2020 **Reception #:** E0084350
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 2, HARMONY SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 26732 E Byers Ave, Aurora, CO 80018

Original Note Amt: \$427,121.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$387,505.50 **As Of:** 12/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Bianca Samantha Fruzynski and Andre Oliver Hylton
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for DHI Mortgage Company, Ltd.
Grantor (Borrower On Deed of Trust): Bianca Samantha Fruzynski and Andre Oliver Hylton

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 24CO00087-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0150-2026

NED Date: 02/20/2026 **Reception #:** E6010651
Original Sale Date: 06/24/2026
Deed of Trust Date: 11/28/2016 **Recording Date:** 11/28/2016 **Reception #:** D6136007
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 18, AURORA HILLS SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 13531 E EXPOSITION AVE, AURORA, CO 80012

Original Note Amt: \$249,300.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$233,960.22 **As Of:** 02/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: BENJAMIN BOYLE AND ANIKA DELINGER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC
Grantor (Borrower On Deed of Trust): BENJAMIN BOYLE AND ANIKA DELINGER

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010721173 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0151-2026

NED Date: 02/20/2026 **Reception #:** E6010659
Original Sale Date: 06/24/2026
Deed of Trust Date: 09/01/2022 **Recording Date:** 09/07/2022 **Reception #:** E2092358
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 13, MISSION VIEJO SUBDIVISION, FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4256 S NAPLES WAY, AURORA, CO 80013-2944

Original Note Amt: \$494,500.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$470,674.36 **As Of:** 02/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: JOHN RAMES II
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust): JOHN RAMES, II

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010722270 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0152-2026

NED Date: 02/20/2026 **Reception #:** E6010654
Original Sale Date: 06/24/2026
Deed of Trust Date: 08/07/2021 **Recording Date:** 08/25/2021 **Reception #:** E1132965
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 20, BROADMOOR, FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 28 W Broadmoor Dr, Littleton, CO 80120

Original Note Amt: \$381,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$357,047.31 **As Of:** 02/05/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for
the Verus Securitization Trust 2021-7
Current Owner: Cooper Property Group LLC
Grantee (Lender On Deed of Trust): Visio Financial Services Inc.
Grantor (Borrower On Deed of Trust): Cooper Property Group LLC

Publication: Littleton Independent **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1032382-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0153-2026

NED Date: 02/20/2026 **Reception #:** E6010663
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/31/2019 **Recording Date:** 06/03/2019 **Reception #:** D9051665
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 1, SAN FRANCISCO FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14212 E Hawaii Circle Unit D, Aurora, CO 80012

Original Note Amt: \$211,596.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$190,641.34 **As Of:** 02/05/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Denise Blue
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): Denise Blue

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

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

Attorney File Number: 24-033143 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0154-2026

NED Date: 02/24/2026 **Reception #:** E6011745
Original Sale Date: 06/24/2026
Deed of Trust Date: 02/10/2017 **Recording Date:** 02/21/2017 **Reception #:** D7020023
Re-Recording Date **Re-Recorded #:**

Legal: LOT 26, BLOCK 10, SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21098 E Jefferson Cir., Aurora, CO 80013-7413

Original Note Amt: \$387,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$319,198.46 **As Of:** 02/05/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC
Current Owner: Lindsay P. Conley and Candace Conley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for The Horn Funding Corp.
Grantor (Borrower On Deed of Trust): Lindsay P. Conley and Candace Conley

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

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

Attorney File Number: CO260003 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

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Foreclosure Number: 0155-2026

NED Date: 02/24/2026 **Reception #:** E6011748
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/31/2023 **Recording Date:** 06/07/2023 **Reception #:** E3038361
Re-Recording Date: **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 1893 S Pitkin St Unit A, Aurora, CO 80017

Original Note Amt: \$229,500.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$223,723.42 **As Of:** 02/09/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Ryan Christian Vasile Valente and Tamara Rodrigues Valente
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for V.I.P. Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Ryan Christian Vasile Valente and Tamara Rodrigues Valente

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26301 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0156-2026

NED Date: 02/24/2026 **Reception #:** E6011740
Original Sale Date: 06/24/2026
Deed of Trust Date: 02/16/2022 **Recording Date:** 02/25/2022 **Reception #:** E2022307
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 38, BLOCK 7, SOUTHSORE AT AURORA SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7285 S Titus Way, Aurora, CO 80016

Original Note Amt: \$653,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$653,000.00 **As Of:** 01/25/2026 **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:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Gantenbein Law Firm
Attorney File Number: ACABO 18087 **Phone:** (303)618-2122 **Fax:**

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Foreclosure Number: 0157-2026

NED Date: 02/24/2026 **Reception #:** E6011749
Original Sale Date: 06/24/2026
Deed of Trust Date: 09/20/2019 **Recording Date:** 09/26/2019 **Reception #:** D9101200
Re-Recording Date **Re-Recorded #:**

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 4, FOX HILL FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 19733 E. Union Drive, Centennial, CO 80015

Original Note Amt: \$356,271.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$351,290.21 **As Of:** 01/28/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): OCMBC, Inc.
Current Owner: Roderick Angelo Winslow, Sharnell L. Henderson and Ashley Marie Henderson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for OCMBC, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Roderick Winslow

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: MESSNER REEVES LLP
Attorney File Number: 17693.0002 **Phone:** (303)623-4806 **Fax:**

Foreclosure Number: 0158-2026

NED Date: 02/24/2026 **Reception #:** E6011751
Original Sale Date: 06/24/2026
Deed of Trust Date: 07/06/2004 **Recording Date:** 07/19/2004 **Reception #:** B4128212
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, LEXINGTON EAST SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 19490 E. Bails Place, Aurora, CO 80017

Original Note Amt: \$153,200.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$198,693.24 **As Of:** 02/08/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1
Current Owner: Denise R Huckleberry, Darrell Swope
Grantee (Lender On Deed of Trust): Argent Mortgage Company, LLC
Grantor (Borrower On Deed of Trust) Denise R Huckleberry

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1029219-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0159-2026

NED Date: 02/24/2026 **Reception #:** E6011754
Original Sale Date: 06/24/2026
Deed of Trust Date: 02/27/2017 **Recording Date:** 03/10/2017 **Reception #:** D7027942
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 3477 S CLAYTON BLVD, ENGLEWOOD, CO 80113

Original Note Amt: \$580,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$480,481.48 **As Of:** 02/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: TARRA LYNN RYERSON
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust): TARRA LYNN RYERSON

Publication: Littleton Independent **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010723591 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0160-2026

NED Date: 02/24/2026 **Reception #:** E6011744
Original Sale Date: 06/24/2026
Deed of Trust Date: 03/30/2017 **Recording Date:** 04/04/2017 **Reception #:** D7037877
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 1, WHEATLANDS SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6364 South Harvest Street, Aurora, CO 80016

Original Note Amt: \$431,521.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$416,053.40 **As Of:** 02/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Cynthia M. Martinez and Kerri G. Stiebig
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Pacific Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Cynthia M. Martinez and Kerri G. Stiebig

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26352 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0161-2026

NED Date: 02/24/2026

Reception #: E6011750

Original Sale Date: 06/24/2026

Deed of Trust Date: 08/26/2022

Recording Date: 08/30/2022

Reception #: E2090270

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 1, EASTWOOD TOWNHOMES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15361 E Louisiana Ave, Aurora, CO 80017

Original Note Amt: \$391,773.00

LoanType: FHA

Interest Rate:

Current Amount: \$371,981.69

As Of: 02/11/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Bradley Moncur
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mutual of Omaha Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Bradley Moncur

Publication: Sentinel Colorado

First Publication Date: 04/30/2026

Last Publication Date: 05/28/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO26340

Phone: (303)274-0155

Fax: (303)274-0159