

# Notices of Election and Demand Filed in Arapahoe County

From January 28, 2026 Through February 03, 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:** 0080-2026

**NED Date:** 01/30/2026

**Reception #:** E6005928

**Original Sale Date:** 06/03/2026

**Deed of Trust Date:** 10/22/2024

**Recording Date:** 10/24/2024

**Reception #:** E4069338

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 4, SOMERSET VILLAGE SUBDIVISION, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 1975-21-2-45-013

**Address:** 17230 E Arizona Pl, Aurora, CO 80017-4218

**Original Note Amt:** \$388,335.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$385,776.76

**As Of:** 01/15/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Tammy Fairchild
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Tammy Fairchild

**Publication:** Sentinel Colorado

**First Publication Date:** 04/09/2026

**Last Publication Date:** 05/07/2026

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

**Attorney File Number:** 26-036664

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

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

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**Foreclosure Number:** 0081-2026

**NED Date:** 01/30/2026

**Reception #:** E6005929

**Original Sale Date:** 06/03/2026

**Deed of Trust Date:** 08/20/2021

**Recording Date:** 08/25/2021

**Reception #:** E1132571

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT NO. 397, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 AT RECEPTION NO. 1922030 OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-21-1-05-301

**Address:** 1306 S PARKER ROAD CONDO 397, Denver, CO 80231

**Original Note Amt:** \$115,600.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$105,942.35

**As Of:** 01/16/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** CANVAS CREDIT UNION

**Current Owner:** Aatif Khalil

**Grantee (Lender On Deed of Trust):** CANVAS CREDIT UNION

**Grantor (Borrower On Deed of Trust):** Aatif Khalil

**Publication:** Sentinel Colorado

**First Publication Date:** 04/09/2026

**Last Publication Date:** 05/07/2026

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

**Attorney File Number:** 25-036575

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

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

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**Foreclosure Number:** 0082-2026

**NED Date:** 01/30/2026

**Reception #:** E6005933

**Original Sale Date:** 06/03/2026

**Deed of Trust Date:** 11/16/2018

**Recording Date:** 11/16/2018

**Reception #:** D8113352

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 8, AURORA HIGHLANDS SUBDIVISION - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-21-3-03-015

**Address:** 1654 S Quintero Way, Aurora, CO 80017

**Original Note Amt:** \$284,747.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$250,234.83

**As Of:** 01/16/2026

**Interest Type:** Fixed

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

**Publication:** Sentinel Colorado

**First Publication Date:** 04/09/2026

**Last Publication Date:** 05/07/2026

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

**Attorney File Number:** 25-034884

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

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

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From January 28, 2026 Through February 03, 2026

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**Foreclosure Number:** 0083-2026

**NED Date:** 01/30/2026      **Reception #:** E6005938  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 06/22/2022      **Recording Date:** 07/20/2022      **Reception #:** E2077405  
**Re-Recording Date**      **Re-Recorded #:**

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

LOT 4, BLOCK 7, MEADOWOOD SUBDIVISION, FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3314 S. Granby Street, Aurora, CO 80014

**Original Note Amt:** \$229,000.00      **LoanType:** FNMA      **Interest Rate:**  
**Current Amount:** \$220,194.21      **As Of:** 01/06/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BMO Bank N.A.  
**Current Owner:** Ross Pasquan  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of the West its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Ross Pasquan

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

**Attorney for Beneficiary:** MESSNER REEVES LLP

**Attorney File Number:** 8020.0154      **Phone:** (303)623-4806      **Fax:**

**Foreclosure Number:** 0084-2026

**NED Date:** 01/30/2026      **Reception #:** E6005931  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 01/27/2025      **Recording Date:** 02/18/2025      **Reception #:** E5010884  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 51, HOFFMAN TOWN SEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 13160 E 7th Ave, Aurora, CO 80011

**Original Note Amt:** \$421,000.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$420,118.80      **As Of:** 01/19/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** United Wholesale Mortgage, LLC  
**Current Owner:** Mary E Parsons AND Guy Norman Parsons  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Groves Capital, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Mary E Parsons

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

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

**Attorney File Number:** CO-26-1033500-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 0085-2026

**NED Date:** 01/30/2026      **Reception #:** E6005937  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 05/27/2022      **Recording Date:** 06/02/2022      **Reception #:** E2060839  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 16913 E BETHANY PL, AURORA, CO 80013

**Original Note Amt:** \$230,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$233,216.46      **As Of:** 01/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** MATTHEW A WHITE AND TERESA L WHITE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL LENDING CORPORATION  
**Grantor (Borrower On Deed of Trust):** TERESA L WHITE AND MATTHEW A WHITE

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010708097      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0086-2026

**NED Date:** 01/30/2026      **Reception #:** E6005930  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 12/23/2021      **Recording Date:** 12/28/2021      **Reception #:** E1193411  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 1, MISSION VIEJO SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3560 S NUCLA STREET, AURORA, CO 80013

**Original Note Amt:** \$472,626.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$444,685.85      **As Of:** 01/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** M&T BANK  
**Current Owner:** OTAKAR DAVIS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LUMINATE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust):** OTAKAR DAVIS

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010704005      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 0087-2026

**NED Date:** 01/30/2026      **Reception #:** E6005939  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 01/25/2006      **Recording Date:** 02/06/2006      **Reception #:** B6016321  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE SOUTH 1/2 OF LOT 14, AND ALL OF LOTS 15 AND 16, BLOCK 3, TAYLOR'S ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 3066 S FOX STREET, ENGLEWOOD, CO 80110

**Original Note Amt:** \$180,000.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$117,828.19      **As Of:** 01/16/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-1  
**Current Owner:** JEAN A LUECK and BRIAN ROBERT CHILDERS and GYPSIE VALENTINE CHILDERS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** JEAN A LUECK AND JEFF L LUECK

**Publication:** Littleton Independent      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

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

**Attorney File Number:** 25-035560      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0088-2026

**NED Date:** 02/03/2026      **Reception #:** E6006742  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 11/05/2024      **Recording Date:** 11/06/2024      **Reception #:** E4073250  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lots 40, 41 and 42, Block 68, HARLEM, County of Arapahoe, State of Colorado.

**Address:** 4735 S Pennsylvania St, Englewood, CO 80113

**Original Note Amt:** \$378,026.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$375,708.88      **As Of:** 01/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Eric E. Smith and Jill L. Smith  
**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):** Eric E. Smith and Jill L. Smith

**Publication:** Littleton Independent      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO26199      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** 0089-2026

**NED Date:** 02/03/2026      **Reception #:** E6006741  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 12/30/2020      **Recording Date:** 01/06/2021      **Reception #:** E1002448  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, Block 1, Forest Trace Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 23662 E Calhoun Ave, Aurora, CO 80016-4465

**Original Note Amt:** \$665,945.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$636,844.35      **As Of:** 01/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Eugene Bruce Hockenberry, Jr.  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Eugene Bruce Hockenberry, Jr.

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO26132      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0090-2026

**NED Date:** 02/03/2026      **Reception #:** E6006743  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 05/03/2022      **Recording Date:** 05/06/2022      **Reception #:** E2050928  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12 AND THE SOUTH 1 FOOT OF LOT 11, BLOCK 1, STONE RIDGE PARK SUBDIVISION FILING NO. 4,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1656 S Mobile St, Aurora, CO 80017

**Original Note Amt:** \$404,000.00      **LoanType:** Hard      **Interest Rate:**  
**Current Amount:** \$404,000.00      **As Of:** 12/29/2025      **Interest Type:** Fixed

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

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

**Attorney for Beneficiary:** Gantenbein Law Firm  
**Attorney File Number:** CBBAK 19876      **Phone:** (303)618-2122      **Fax:**

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From January 28, 2026 Through February 03, 2026

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**Foreclosure Number:** 0091-2026

**NED Date:** 02/03/2026      **Reception #:** E6006746  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 07/13/2021      **Recording Date:** 08/02/2021      **Reception #:** E1120456  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 12, HOFFMAN TOWN SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 13645 E 13th Ave, Aurora, CO 80011

**Original Note Amt:** \$291,716.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$264,921.55      **As Of:** 12/09/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Nationstar Mortgage LLC  
**Current Owner:** Michael Maestas, Patricia Maestas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper  
**Grantor (Borrower On Deed of Trust):** Michael Maestas and Patricia Maestas

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 25CO00498-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0092-2026

**NED Date:** 02/03/2026      **Reception #:** E6006745  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 05/27/2022      **Recording Date:** 06/13/2022      **Reception #:** E2064505  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 13, VILLAGE EAST, UNIT 2-A, A RESUBDIVISION OF BLOCKS 7, 8, 9, 10, 11, 12 AND 13, VILLAGE EAST - UNIT 2, EXCEPT THAT PORTION TAKEN BY DISTRICT COURT ORDER RECORDED MAY 17, 1978 IN BOOK 2777 AT PAGE 183, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 11028 E. Mexico Avenue, Aurora, CO 80012

**Original Note Amt:** \$106,000.00      **LoanType:** CONV      **Interest Rate:**  
**Current Amount:** \$97,885.45      **As Of:** 01/19/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Red Rocks Credit Union  
**Current Owner:** Danielle Gilbert and Peter Needham  
**Grantee (Lender On Deed of Trust):** Red Rocks Credit Union  
**Grantor (Borrower On Deed of Trust):** Danielle Gilbert and Peter Needham

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** MESSNER REEVES LLP  
**Attorney File Number:** 12126.0113      **Phone:** (303)623-4806      **Fax:**

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From January 28, 2026 Through February 03, 2026

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**Foreclosure Number:** 0093-2026

**NED Date:** 02/03/2026      **Reception #:** E6006744  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 02/25/2022      **Recording Date:** 03/02/2022      **Reception #:** E2023860  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 6, PARK VIEW TERRACE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 21064 E Crestline Cir, Centennial, CO 80015

**Original Note Amt:** \$594,000.00      **LoanType:** Hard      **Interest Rate:**  
**Current Amount:** \$594,000.00      **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:** 04/09/2026  
**Last Publication Date:** 05/07/2026

**Attorney for Beneficiary:** Gantenbein Law Firm  
**Attorney File Number:** ACABO 18130      **Phone:** (303)618-2122      **Fax:**

**Foreclosure Number:** 0094-2026

**NED Date:** 02/03/2026      **Reception #:** E6006758  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 07/08/2021      **Recording Date:** 08/04/2021      **Reception #:** E1121973  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 53, BLOCK 3, GOLDEN WEST PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7244 S Houstoun Waring Cir, Littleton, CO 80120-3911

**Original Note Amt:** \$1,005,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$490,922.53      **As Of:** 01/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH Mortgage Corporation  
**Current Owner:** Kenneth A. Fifield  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems Inc., as nominee for PHH Mortgage Corporation  
dba Liberty Reverse Mortgage, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Kenneth A. Fifield

**Publication:** Littleton Independent      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-25-1032483-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 0095-2026

**NED Date:** 02/03/2026      **Reception #:** E6006748  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 10/18/2013      **Recording Date:** 10/18/2013      **Reception #:** D3129443  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 2, Block 4, Highland Park Filing No. 2, County of Arapahoe, State of Colorado

**Address:** 562 Lima St, Aurora, CO 80010-4624

**Original Note Amt:** \$163,975.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$123,123.47      **As Of:** 01/21/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Sabrina M. James  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Flagstar Bank, FSB, a Federally Chartered Savings Bank, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Sabrina M. James

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO26203      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0096-2026

**NED Date:** 02/03/2026      **Reception #:** E6006753  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 10/15/2018      **Recording Date:** 10/23/2018      **Reception #:** D8104434  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 116, BLOCK 6, AURORA HIGHLANDS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 17866 E Carolina Pl, Aurora, CO 80017

**Original Note Amt:** \$180,600.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$131,411.86      **As Of:** 01/21/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
**Current Owner:** Marlow C Troupe  
**Grantee (Lender On Deed of Trust):** JPMORGAN CHASE BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** Marlow C Troupe

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-036717      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0097-2026

**NED Date:** 02/03/2026      **Reception #:** E6006782  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 02/16/2024      **Recording Date:** 02/23/2024      **Reception #:** E4010451  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 3, TRADITIONS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 25584 EAST 5TH AVE, AURORA, CO 80018

**Original Note Amt:** \$440,577.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$434,072.57      **As Of:** 01/22/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC  
**Current Owner:** TAYLOR HUNTER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LENDING 3, INC  
**Grantor (Borrower On Deed of Trust):** TAYLOR HUNTER

**Publication:** Sentinel Colorado      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010694842      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0098-2026

**NED Date:** 02/03/2026      **Reception #:** E6006754  
**Original Sale Date:** 06/03/2026  
**Deed of Trust Date:** 08/18/2010      **Recording Date:** 08/26/2010      **Reception #:** D0083023  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 706 W Easter Ave, Littleton, CO 80120

**Original Note Amt:** \$213,184.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$130,767.27      **As Of:** 01/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2025-2  
**Current Owner:** Scott A. Teuber, Susan A. Teuber  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Scott A. Teuber, Susan A. Teuber

**Publication:** Littleton Independent      **First Publication Date:** 04/09/2026  
**Last Publication Date:** 05/07/2026  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-25-1031700-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369