

# Notices of Election and Demand Filed in Arapahoe County

From March 04, 2026 Through March 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:** 0185-2026

**NED Date:** 03/06/2026

**Reception #:** E6014446

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 04/12/2023

**Recording Date:** 04/13/2023

**Reception #:** E3024255

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, HIGHLAND PARK, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-11-2-02-004

**Address:** 10941 East 6th Place, Aurora, CO 80010

**Original Note Amt:** \$461,487.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$361,780.64

**As Of:** 02/19/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Felicia O'Donnell AND Michael Edwards
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Felicia O'Donnell AND Michael Edwards

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 26-036925

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

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

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**Foreclosure Number:** 0186-2026

**NED Date:** 03/06/2026

**Reception #:** E6014447

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 06/02/2006

**Recording Date:** 06/09/2006

**Reception #:** B6086132

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 11 TO 14, INCLUSIVE, BLOCK 3, CAPITOLIA THIRD FILING, COUNTY OF ARAPAHOE. STATE OF COLORADO.  
PARCEL ID NUMBER: 207716320004

**Address:** 5794 S PRESCOTT ST, LITTLETON, CO 80120

**Original Note Amt:** \$340,850.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$293,389.87

**As Of:** 02/20/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS  
Capital I Inc. Trust, Series 2007-SEA1

**Current Owner:** ALLEN DARRINGTON AND LORI C. DARRINGTON

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** ALLEN DARRINGTON AND LORI C. DARRINGTON

**Publication:** Littleton Independent

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

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 19-023527

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

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

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**Foreclosure Number:** 0187-2026

**NED Date:** 03/06/2026      **Reception #:** E6014448  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 03/25/2022      **Recording Date:** 03/30/2022      **Reception #:** E2036000\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 35, Block 4, High Plains Country Club Subdivision, Filing No. 4, County of Arapahoe, State of Colorado.

**Address:** 7621 S Queensburg Way, Aurora, CO 80016-6150

**Original Note Amt:** \$523,009.00      **LoanType:** FNMA      **Interest Rate:**  
**Current Amount:** \$499,317.61      **As Of:** 02/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Kristin D. Powell  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** David Powell, Jr and Kristin D. Powell

**Publication:** Sentinel Colorado      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO26187      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0188-2026

**NED Date:** 03/06/2026      **Reception #:** E6014449  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 09/29/2022      **Recording Date:** 10/05/2022      **Reception #:** E2100196  
**Re-Recording Date** 11/23/2022      **Re-Recorded #:** E2114036

**Legal:** LOT 9, BLOCK 4, HARMONY SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2021, UNDER RECEPTION NO. E1057263.

**Address:** 27495 E ARCHER AVE, AURORA, CO 80018

**Original Note Amt:** \$555,886.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$525,592.61      **As Of:** 02/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** ROBERTO RENE VILLARREAL AND VICTORIA VILLARREAL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust):** ROBERTO RENE VILLARREAL AND SITHET CINDY SENG

**Publication:** Sentinel Colorado      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010737187      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 0189-2026

**NED Date:** 03/06/2026      **Reception #:** E6014442  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 08/20/2020      **Recording Date:** 08/26/2020      **Reception #:** E0111503  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 5, SEVEN LAKES SUBDIVISION, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 19436 East Floyd Avenue, Aurora, CO 80013

**Original Note Amt:** \$280,600.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$238,318.68      **As Of:** 02/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Aleta B. Nixon, Susan L. Ledesma, Mark A. Ledesma  
**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):** Aleta B. Nixon, Susan L. Ledesma, Mason S. Peters 5th, Mark A. Ledesma

**Publication:** Sentinel Colorado      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1033493-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0190-2026

**NED Date:** 03/06/2026      **Reception #:** E6014444  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 10/20/2021      **Recording Date:** 10/25/2021      **Reception #:** E1163016  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"  
APN# 197321105203

**Address:** 1300 S Parker Rd 299E, Denver, CO 80231

**Original Note Amt:** \$123,750.00      **LoanType:** Deed of Trust      **Interest Rate:**  
**Current Amount:** \$116,735.31      **As Of:** 02/09/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wings Credit Union  
**Current Owner:** Kevin Zebediah Jenkins  
**Grantee (Lender On Deed of Trust):** ENT CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Kevin Zebediah Jenkins

**Publication:** Sentinel Colorado      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** Susemihl, Mcdermott & Downie, PC  
**Attorney File Number:** Wings.Jenkins      **Phone:** (719)579-6500      **Fax:** (719)579-9339

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From March 04, 2026 Through March 10, 2026

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**Foreclosure Number:** 0191-2026

**NED Date:** 03/06/2026      **Reception #:** E6014451  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 09/19/2022      **Recording Date:** 09/26/2022      **Reception #:** E2097863  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 11, Smoky Hill 400, Filing 5, Phase 2, County of Arapahoe, State of Colorado

**Address:** 5506 S Quintero Way, Centennial, CO 80015-2522

**Original Note Amt:** \$495,929.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$474,880.16      **As Of:** 02/12/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Data Mortgage, Inc. DBA Essex Mortgage  
**Current Owner:** Yanjmaa Zayat and Ganbayar Bayarsaikhan  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Premier Mortgage Resources, LLC., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Yanjmaa Zayat and Ganbayar Bayarsaikhan

**Publication:** Sentinel Colorado      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48257456      **Phone:** (187)735-32146      **Fax:**

**Foreclosure Number:** 0192-2026

**NED Date:** 03/06/2026      **Reception #:** E6014445  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 06/22/2017      **Recording Date:** 08/01/2017      **Reception #:** D7086537  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 6, MEADOWOOD FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 15504 East Floyd Avenue, Aurora, CO 80013

**Original Note Amt:** \$148,555.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$123,248.93      **As Of:** 02/25/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** RANLife, Inc.  
**Current Owner:** Alexis Obiyaa  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for R M K Financial Corp. D/B/A Majestic Home Loan, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Alexis Obiyaa

**Publication:** Sentinel Colorado      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** CO24540      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** 0193-2026

**NED Date:** 03/10/2026

**Reception #:** E6015308

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 03/15/2006

**Recording Date:** 03/24/2006

**Reception #:** B6045959

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 32, BLOCK 9, KINGSBOROUGH FILING NO. 2, UNIT 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 2299 South Lewiston Street, Aurora, CO 80013

**Original Note Amt:** \$120,000.00

**LoanType:** CONV

**Interest Rate:**

**Current Amount:** \$101,613.87

**As Of:** 02/25/2026

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM2

**Current Owner:** Javier Calzada

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for ResMae Mortgage Corporation, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Javier Calzada

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** CO26245

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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From March 04, 2026 Through March 10, 2026

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**Foreclosure Number:** 0194-2026

**NED Date:** 03/10/2026

**Reception #:** E6015314

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 06/25/2021

**Recording Date:** 06/29/2021

**Reception #:** E1103172

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 77, BLOCK 11, SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 2073-02-1-03-082

**Address:** 3732 S Orleans St, Aurora, CO 80013

**Original Note Amt:** \$675,000.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$452,492.35

**As Of:** 02/24/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	CARRINGTON MORTGAGE SERVICES, LLC
<b>Current Owner:</b>	Layton Hammond
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Layton Hammond

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 25-034039

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

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

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**Foreclosure Number:** 0195-2026

**NED Date:** 03/10/2026      **Reception #:** E6015311  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 12/24/2020      **Recording Date:** 12/31/2020      **Reception #:** E0185714  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 3, ROUNDTREE PHASE 1 - DENVER TECHNOLOGICAL CENTER AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO  
APN #2075-21-1-11-012/APN 031821622

**Address:** 5951 S Willow Way, Greenwood Village, CO 80111

**Original Note Amt:** \$375,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$150,574.97      **As Of:** 02/25/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES LLC  
**Current Owner:** Cokie S Gilman  
**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):** Cokie S Gilman

**Publication:** Littleton Independent      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 26-036960      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0196-2026

**NED Date:** 03/10/2026      **Reception #:** E6015307  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 08/27/2024      **Recording Date:** 08/30/2024      **Reception #:** E4056351  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 3, RESUBDIVISION OF SUBDIVISION A, CHERRY HILLS HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 3360 South Columbine Circle, Englewood, CO 80113

**Original Note Amt:** \$2,240,000.00      **LoanType:** Commercial      **Interest Rate:**  
**Current Amount:** \$2,240,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for RCHF NM Trust  
**Current Owner:** Bad Ass Rehabs LLC, a Wyoming limited liability company  
**Grantee (Lender On Deed of Trust):** Anchor Loans, LP, a Delaware limited partnership  
**Grantor (Borrower On Deed of Trust):** Bad Ass Rehabs LLC, a Wyoming limited liability company

**Publication:** Littleton Independent      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 4557-010      **Phone:** (303)329-3363      **Fax:**

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**Foreclosure Number:** 0197-2026

**NED Date:** 03/10/2026

**Reception #:** E6015312

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 08/29/2018

**Recording Date:** 08/31/2018

**Reception #:** D8087354

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 35, BLOCK 21, GAISER HOLLY HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-32-2-03-036

**Address:** 3083 South Holly Place, Denver, CO 80222

**Original Note Amt:** \$453,100.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$454,060.01

**As Of:** 02/25/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC

**Current Owner:** Stuart Stevenson

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND  
ASSIGNS

**Grantor (Borrower On Deed of Trust)** Stuart Stevenson

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 24-032641

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

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