

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0198-2026

**NED Date:** 03/13/2026

**Reception #:** E6016285

**Original Sale Date:** 07/15/2026

**Deed of Trust Date:** 09/27/2019

**Recording Date:** 10/07/2019

**Reception #:** D9106777

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED CONDOMINIUM UNIT SITUATE IN LOTS 1, 2 AND 3, BLOCK 1, HEATHERRIDGE SOUTH SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO, TO-WIT:

AN UNDIVIDED AIR SPACE UNIT WHICH IS CONTAINED WITHIN THE WALLS, BASEMENT OR BASE FLOOR, ROOF, WINDOWS AND DOORS, REFERENCED AS UNIT 20433 IN BUILDING NO. 155, NOW OR HEREAFTER CONSTRUCTED ON SAID LOT, SAID CONDOMINIUM UNIT BEING LOCATED SUBSTANTIALLY AS SHOWN ON THE "CONDOMINIUM MAP" FILED OF RECORD APRIL 29, 1974 AT RECEPTION NO. 1419652 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY, INCLUDING ALL FIXTURES AND IMPROVEMENTS CONTAINED THEREIN, TOGETHER WITH AN UNDIVIDED 1/116TH INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF FAIRWAY 16 AT HEATHERRIDGE RECORDED APRIL 16, 1974 IN BOOK 228 AT PAGE 434 APPURTENANT THERETO, SUBJECT TO EASEMENTS OF RECORD.

TOGETHER WITH:

- (1) THE EXCLUSIVE RIGHT TO USE THE PATIOS, COURTYARDS AND FIXTURES WHICH PROJECT BEYOND THE SPACE OR AREA DESCRIBED ABOVE AND CONTIGUOUS THERETO.
- (2) A RIGHT-OF-WAY, IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS TO AND FROM THE CONDOMINIUM UNIT ABOVE DESCRIBED.
- (3) THE RIGHT TO USE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT IN COMMON WITH OTHER OWNERS IN SAID CONDOMINIUM PROJECT.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2588 S Vaughn Way #A, Aurora, CO 80014

**Original Note Amt:** \$70,000.00

**LoanType:** Consumer

**Interest Rate:**

**Current Amount:** \$70,050.28

**As Of:** 02/27/2026

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	FirstBank
<b>Current Owner:</b>	Stephen D. McMillon and Lisa M. McMillon
<b>Grantee (Lender On Deed of Trust):</b>	FirstBank
<b>Grantor (Borrower On Deed of Trust)</b>	Stephen D. McMillon and Lisa M. McMillon

**Publication:** Sentinel Colorado

**First Publication Date:** 05/21/2026

**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Womble Bond Dickinson (US) LLP

**Attorney File Number:** 307912-00139

**Phone:** (303)628-9690

**Fax:**

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0199-2026

**NED Date:** 03/13/2026

**Reception #:** E6016282

**Original Sale Date:** 07/15/2026

**Deed of Trust Date:** 05/12/2022

**Recording Date:** 05/13/2022

**Reception #:** E2053649

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Parcel A: Lot 2, Block 1, Heather Ridge Filing No. 6, recorded April 21, 1972 in Book 22 at page 19, County of Arapahoe, State of Colorado.

Parcel B: Lot 1, Block 1, Heather Ridge Filing No. 7, recorded April 21, 1972 in book 22 at page 21, Country of Arapahoe, State of Colorado.

Parcel C: Lot 1, Block 1, Heather Ridge Filing No. 6, recorded April 21, 1972 in book 22 at page 19, county of Arapahoe, State of Colorado.

**Address:** 2038 South Vaughn Way, Aurora, CO 80014

**Original Note Amt:** \$58,165,000.00

**Loan Type:** Commercial

**Interest Rate:**

**Current Amount:** \$57,147,758.18

**As Of:** 02/05/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** FS Rialto 2024-FL9 Issuer, LLC

**Current Owner:** Arboreta Apts LLC

**Grantee (Lender On Deed of Trust):** FS Creit Originator LLC

**Grantor (Borrower On Deed of Trust):** Arboreta Apts LLC

**Publication:** Sentinel Colorado

**First Publication Date:** 05/21/2026

**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Polsinelli PC

**Attorney File Number:** Arboreta

**Phone:** (303)572-9300

**Fax:** (303)572-7883

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0200-2026

**NED Date:** 03/13/2026      **Reception #:** E6016281  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 08/11/2017      **Recording Date:** 08/14/2017      **Reception #:** D7092519  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 7, Block 1, Jackson Farm Subdivision Filing No. 8, County of Arapahoe, State of Colorado.

**Address:** 5265 South Andes Court, Centennial, CO 80015

**Original Note Amt:** \$328,000.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$284,561.57      **As Of:** 02/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Citywide Holdings, LLC  
**Current Owner:** Jin S. Pak and Yoo Jin Kim  
**Grantee (Lender On Deed of Trust):** Citywide Home Loans  
**Grantor (Borrower On Deed of Trust):** Jin S. Pak and Yoo Jin Kim

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch PC  
**Attorney File Number:** 5051-001      **Phone:** (303)329-3363      **Fax:**

**Foreclosure Number:** 0201-2026

**NED Date:** 03/13/2026      **Reception #:** E6016289  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 08/31/2022      **Recording Date:** 09/06/2022      **Reception #:** E2091891  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 4, STONE RIDGE PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 197520405007

**Address:** 1897 S Olathe Street, Aurora, CO 80017

**Original Note Amt:** \$441,849.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$423,175.43      **As Of:** 02/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Daniel Alvarez Corona  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BAY EQUITY LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Daniel Alvarez Corona

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-037095      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0202-2026

**NED Date:** 03/13/2026      **Reception #:** E6016288  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 02/20/2024      **Recording Date:** 02/26/2024      **Reception #:** E4010822  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-14-4-28-029

**Address:** 11875 E Kepner Drive, Aurora, CO 80012

**Original Note Amt:** \$348,570.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$342,766.82      **As Of:** 02/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Amanda Robinette AND John Heflin  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Amanda Robinette AND John Heflin

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** 26-037026      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0203-2026

**NED Date:** 03/13/2026      **Reception #:** E6016286  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 07/31/2014      **Recording Date:** 08/01/2014      **Reception #:** D4069682  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 3, KINGSBOROUGH KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1326 South Lewiston Street, Aurora, CO 80017

**Original Note Amt:** \$215,916.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$164,336.82      **As Of:** 02/27/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Kristian DuVane Smith  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Duane Drexelon Smith

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** CO26490      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0204-2026

**NED Date:** 03/13/2026      **Reception #:** E6016290  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 06/02/2022      **Recording Date:** 06/13/2022      **Reception #:** E2064414  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 1, Block, 1, Thunderbird Estates Filing No. 4, County of Arapahoe, State of Colorado

**Address:** 97 South Coolidge Street, Aurora, CO 80018

**Original Note Amt:** \$150,000.00      **LoanType:** Residential Mortgage Loan      **Interest Rate:**  
**Current Amount:** \$157,024.94      **As Of:** 02/10/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Alpine Bank  
**Current Owner:** Joshua S. Bender and Duane Bender  
**Grantee (Lender On Deed of Trust):** Alpine Bank  
**Grantor (Borrower On Deed of Trust):** Duane Bender and Joshua S. Bender

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Creekside Law PLLC  
**Attorney File Number:** Bender Foreclosure      **Phone:** (970)688-5876      **Fax:**

**Foreclosure Number:** 0205-2026

**NED Date:** 03/13/2026      **Reception #:** E6016287  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 01/29/2021      **Recording Date:** 02/08/2021      **Reception #:** E1020830  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, OAKLAND COURT SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 992 S Nome St, Aurora, CO 80012

**Original Note Amt:** \$373,117.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$333,803.10      **As Of:** 02/19/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Josue Avila AND Blanca Avila  
**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):** Blanca Avila AND Josue Avila

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 25-034272      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0206-2026

**NED Date:** 03/13/2026

**Reception #:** E6016294

**Original Sale Date:** 07/15/2026

**Deed of Trust Date:** 07/05/2021

**Recording Date:** 07/13/2021

**Reception #:** E1110544

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 15, Block 1, Madison Park, County of Arapahoe, State of Colorado.

**Address:** 6252 S Poplar St, Centennial, CO 80111

**Original Note Amt:** \$596,850.00

**LoanType:** FHLMC

**Interest Rate:**

**Current Amount:** \$548,267.72

**As Of:** 02/27/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	TH MSR Holdings LLC
<b>Current Owner:</b>	Jacquelyn Brooke Hengst
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Modern Mortgage LLC
<b>Grantor (Borrower On Deed of Trust)</b>	Jacquelyn Brooke Hengst

**Publication:** Littleton Independent

**First Publication Date:** 05/21/2026

**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** CO260023

**Phone:** (319) 23-42530

**Fax:** (319) 23-26341

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0207-2026

**NED Date:** 03/17/2026

**Reception #:** E6017251

**Original Sale Date:** 07/15/2026

**Deed of Trust Date:** 02/08/2023

**Recording Date:** 02/15/2023

**Reception #:** E3009388

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE EXHIBIT A

**Address:** 7474 S Washington Circle, Centennial, CO 80122

**Original Note Amt:** \$195,000.00

**LoanType:** Private Mortgage Loan

**Interest Rate:**

**Current Amount:** \$192,511.94

**As Of:** 02/16/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Zia Trust Custodian for Andrew L Feld IRA 35.9%, Vic Rosenthal 30.77%, Sanford Feld 33.33%

**Current Owner:** The Estate of Ann Marie McMann

**Grantee (Lender On Deed of Trust):** Zia Trust Custodian for Andrew L Feld IRA 35.9%, Vic Rosenthal 30.77%, Sanford Feld 33.33%

**Grantor (Borrower On Deed of Trust):** Ann Marie McMann

**Publication:** Littleton Independent

**First Publication Date:** 05/21/2026

**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Miller & Law, P.C.

**Attorney File Number:** 15-029.055

**Phone:** (303)722-6500

**Fax:** (303)722-9270

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0208-2026

**NED Date:** 03/17/2026      **Reception #:** E6017258  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 11/20/2020      **Recording Date:** 11/25/2020      **Reception #:** E0165050  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Legal Description attached as a file.

**Address:** 10001 E Evans Avenue Apt 60A, Aurora, CO 80247

**Original Note Amt:** \$345,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$210,602.10      **As Of:** 07/26/2023      **Interest Type:** Fixed

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

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-23-969508-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0209-2026

**NED Date:** 03/17/2026      **Reception #:** E6017257  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 05/30/2024      **Recording Date:** 05/31/2024      **Reception #:** E4034022  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 3, QUEENSBOROUGH SUBDIVISION THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 1973-14-1-04-022

**Address:** 11397 E Virginia Drive, Aurora, CO 80012

**Original Note Amt:** \$427,121.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$421,906.04      **As Of:** 03/02/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Sandra Solis Rangel AND Sandra Stephany Solis  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Sandra Solis Rangel AND Sandra Stephany Solis

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-037040      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0210-2026

**NED Date:** 03/17/2026      **Reception #:** E6017259  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 08/21/2023      **Recording Date:** 08/22/2023      **Reception #:** E3057989  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 52, BLOCK 7, AURORA HIGHLANDS SUBDIVISION-FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1569 S Telluride Street, Aurora, CO 80017

**Original Note Amt:** \$400,610.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$392,274.91      **As Of:** 03/02/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** John F Buss, Barbara E Buss, and John F Buss II.  
**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):** John F Buss, II. AND Barbara E Buss AND John F Buss

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** 26-037078      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0211-2026

**NED Date:** 03/17/2026      **Reception #:** E6017252  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 07/23/2021      **Recording Date:** 07/29/2021      **Reception #:** E1119549  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Please see attached Exhibit A

**Address:** 4075 S Crystal Cir Unit 104, Aurora, CO 80014-7135

**Original Note Amt:** \$215,000.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$197,545.85      **As Of:** 03/03/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Chad Fesler  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Draper and Kramer Mortgage Corp., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Chad Fesler

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** CO-26-1037086-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0212-2026

**NED Date:** 03/17/2026      **Reception #:** E6017260  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 03/31/2023      **Recording Date:** 04/03/2023      **Reception #:** E3021440  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 4, SUMMER VALLEY SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2073-04-3-14-008

**Address:** 4247 South Pitkin Street, Aurora, CO 80013

**Original Note Amt:** \$422,211.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$410,530.44      **As Of:** 03/02/2026      **Interest Type:** Fixed

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

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** 26-037013      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0213-2026

**NED Date:** 03/17/2026      **Reception #:** E6017262  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 02/12/2024      **Recording Date:** 02/16/2024      **Reception #:** E4009375  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 3, SUNNYVALE AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL NO. 1973-10-1-06-022

**Address:** 557 Empire St, Aurora, CO 80010-4214

**Original Note Amt:** \$585,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$59,043.82      **As Of:** 03/03/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LONGBRIDGE FINANCIAL, LLC  
**Current Owner:** Steve Sembritzky  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LONGBRIDGE FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Steve Sembritzky

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** 26-037089      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0214-2026

**NED Date:** 03/17/2026      **Reception #:** E6017261  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 08/13/2021      **Recording Date:** 08/25/2021      **Reception #:** E1132460  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 58, THE KNOLLS WEST - FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN 207725307058

**Address:** 2733 E Geddes Place, Centennial, CO 80122

**Original Note Amt:** \$637,500.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$273,249.91      **As Of:** 03/03/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC  
**Current Owner:** Marianne Mishoe and David Ardner  
**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):** Marianne Mishoe and David Ardner

**Publication:** Littleton Independent      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** 26-037090      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0215-2026

**NED Date:** 03/17/2026      **Reception #:** E6017265  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 05/23/2022      **Recording Date:** 06/13/2022      **Reception #:** E2064379  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 17, Block 9, WATERSTONE SUBDIVISION FILING NO. 3, County of Arapahoe, State of Colorado.

**Address:** 24427 E Ada Ave, Aurora, CO 80018-4689

**Original Note Amt:** \$696,224.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$659,362.54      **As Of:** 03/04/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Ryan David Eccles and Christine Pena Eccles  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Ryan David Eccles and Christine Pena Eccles

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** CO26525      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0216-2026

**NED Date:** 03/17/2026

**Reception #:** E6017267

**Original Sale Date:** 07/15/2026

**Deed of Trust Date:** 02/23/2006

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

**Reception #:** B6034774

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Please see attached Legal Description

**Address:** 17724 East Ada Drive, Aurora, CO 80017

**Original Note Amt:** \$168,000.00

**LoanType:** Conventional Residential

**Interest Rate:**

**Current Amount:** \$96,444.98

**As Of:** 03/05/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Towd Point Mortgage Trust 2018-3, U.S. Bank National Association, as Indenture Trustee

**Current Owner:** Gregorio Alejandro Banuelos Fierro, Norma O Banuelos

**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.

**Grantor (Borrower On Deed of Trust):** Gregorio Alejandro Banuelos Fierro, Norma O Banuelos

**Publication:** Sentinel Colorado

**First Publication Date:** 05/21/2026

**Last Publication Date:** 06/18/2026

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

**Attorney File Number:** CO-26-1032876-JH

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

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

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0217-2026

**NED Date:** 03/17/2026

**Reception #:** E6017253

**Original Sale Date:** 07/15/2026

**Deed of Trust Date:** 08/24/2022

**Recording Date:** 08/26/2022

**Reception #:** E2089130

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** UNIT 201, CONDOMINIUM BUILDING 3, WHITESTONE LOFTS & HOMES, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON OCTOBER 09, 2018, AT RECEPTION NO. D8099873 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDED ARAPAHOE COUNTY COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WHITESTONE LOFTS & HOMES ASSOCIATION, INC, RECORDED ON JANUARY 16, 2018, AT RECEPTION NO. D8004902 IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE (NA) COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 14916 E HAMPDEN AVE 201, AURORA, CO 80014

**Original Note Amt:** \$324,000.00

**LoanType:** CONVENTIONAL

**Interest Rate:**

**Current Amount:** \$312,990.78

**As Of:** 03/05/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	LAKEVIEW LOAN SERVICING, LLC
<b>Current Owner:</b>	EDITH DURU ONYENWERE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	EDITH DURU ONYENWERE

**Publication:** Sentinel Colorado

**First Publication Date:** 05/21/2026

**Last Publication Date:** 06/18/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010751378

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From March 11, 2026 Through March 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:** 0218-2026

**NED Date:** 03/17/2026      **Reception #:** E6017255  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 07/01/2021      **Recording Date:** 07/13/2021      **Reception #:** E1110925  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 54, BLOCK 1, SEVEN LAKES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3024 S Cathay Circle, Aurora, CO 80013

**Original Note Amt:** \$489,505.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$447,095.27      **As Of:** 03/05/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC  
**Current Owner:** Bryan Krueger  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Bryan Krueger

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO24628      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0219-2026

**NED Date:** 03/17/2026      **Reception #:** E6017256  
**Original Sale Date:** 07/15/2026  
**Deed of Trust Date:** 08/28/2020      **Recording Date:** 09/03/2020      **Reception #:** E0115857  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE EAST 47 FEET OF LOT 3, AND THE WEST 19 FEET OF LOT 4, BLOCK 8, GAMBLE SECOND ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-03-4-24-027

**Address:** 9864 Lowry Pl, Aurora, CO 80010

**Original Note Amt:** \$333,841.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$298,606.37      **As Of:** 03/05/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Tatianna De Paz AND Jacob Destefano  
**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):** Jacob Destefano AND Tatianna De Paz

**Publication:** Sentinel Colorado      **First Publication Date:** 05/21/2026  
**Last Publication Date:** 06/18/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 25-036501      **Phone:** (303)706-9990      **Fax:** (303)706-9994

*Notices of Election and Demand Filed in Arapahoe County*

**From March 11, 2026 Through March 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.**