

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 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: 0723-2025 **Restarted**

NED Date: 03/24/2026 **Reception #:**
Original Sale Date: 07/22/2026
Deed of Trust Date: 07/01/2022 **Recording Date:** 11/02/2022 **Reception #:** E2108549
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 3, TALLYN'S REACH NORTH SUBDIVISION FILING NO.3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 24365 E Briarwood Ave, Centennial, CO 80016

Original Note Amt: \$181,800.00 **LoanType:** Consumer **Interest Rate:**
Current Amount: \$181,867.14 **As Of:** 11/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Zions Bancorporation, N.A. dba Vectra Bank Colorado
Current Owner: Myra E. Wisotzke and Richard Thomas Wisotzke
Grantee (Lender On Deed of Trust): Zions Bancorporation, N.A. dba Vectra Bank Colorado
Grantor (Borrower On Deed of Trust): Myra E. Wisotzke and Richard Thomas Wisotzke

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC
Attorney File Number: 3230-193 C **Phone:** (303)329-3363 **Fax:**

Foreclosure Number: 0220-2026

NED Date: 03/20/2026 **Reception #:** E6018183
Original Sale Date: 07/22/2026
Deed of Trust Date: 03/31/2022 **Recording Date:** 03/31/2022 **Reception #:** E2036774
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 14, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2574 S RIFLE ST, AURORA, CO 80013

Original Note Amt: \$280,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$270,758.39 **As Of:** 02/26/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Current Owner: ALFRED ALVAREZ III
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BAY EQUITY LLC
Grantor (Borrower On Deed of Trust): ALFRED ALVAREZ III

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010739902 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0221-2026

NED Date: 03/20/2026

Reception #: E6018179

Original Sale Date: 07/22/2026

Deed of Trust Date: 06/26/2017

Recording Date: 07/05/2017

Reception #: D7075311

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 9400 E Iliff Ave Apt 112, Denver, CO 80231

Original Note Amt: \$129,000.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$121,750.44

As Of: 03/06/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Select Portfolio Servicing, Inc.
Current Owner:	Tristan E. Goldberg
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)	Tristan E. Goldberg

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24592

Phone: (303)274-0155

Fax: (303)274-0159

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From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0222-2026

NED Date: 03/20/2026

Reception #: E6018180

Original Sale Date: 07/22/2026

Deed of Trust Date: 01/19/2017

Recording Date: 01/26/2017

Reception #: D7010114

Re-Recording Date

Re-Recorded #:

Legal: LOT 65, BLOCK 1, THE ASPENS, PER PLAT RECORDED IN BOOK 22 OF PLATS PAGES 11 AND 12, IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

AN APPURTENANT EASEMENT AS SHOWN AND DESIGNATED AS EASEMENT D-A OVER LOT 68 AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ASPENS RECORDED MARCH 08, 1974 IN BOOK 2218 AT PAGE 136, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1330 S Dillon Way, Aurora, CO 80012

Original Note Amt: \$88,966.00

LoanType: VA

Interest Rate:

Current Amount: \$79,157.69

As Of: 03/05/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Robert Manlove and Robert P Manlove Jr
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation, Its successors and assigns
Grantor (Borrower On Deed of Trust)	Robert Manlove

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1032335-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0223-2026

NED Date: 03/20/2026

Reception #: E6018181

Original Sale Date: 07/22/2026

Deed of Trust Date: 06/30/2016

Recording Date: 07/06/2016

Reception #: D6072144

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 13, HAMPDEN HILLS AT AURORA SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN #: 2073-03-2-17-008

Address: 3771 S Danube Circle, Aurora, CO 80013

Original Note Amt: \$184,594.00

LoanType: FHA

Interest Rate:

Current Amount: \$150,696.46

As Of: 02/25/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ryan Stephen Naus
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ryan Stephen Naus

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

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

Attorney File Number: 24-033518

Phone: (303)706-9990

Fax: (303)706-9994

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From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0224-2026

NED Date: 03/20/2026

Reception #: E6018182

Original Sale Date: 07/22/2026

Deed of Trust Date: 09/24/2015

Recording Date: 09/29/2015

Reception #: D5110903

Re-Recording Date

Re-Recorded #:

Legal: LOT 83, LIBERTY HILL II, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5208 East Davies Drive, Centennial, CO 80122

Original Note Amt: \$185,700.00

LoanType: CONV

Interest Rate:

Current Amount: \$150,780.74

As Of: 03/09/2026

Interest Type: Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2

Current Owner: Hertha I. Harrison

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationstar Mortgage LLC, dba Greenlight Loans, its successors and assigns

Grantor (Borrower On Deed of Trust) Hertha I. Harrison and Kenneth D. Harrison

Publication: Littleton Independent

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25861

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0225-2026

NED Date: 03/20/2026

Reception #: E6018171

Original Sale Date: 07/22/2026

Deed of Trust Date: 12/15/2022

Recording Date: 12/27/2022

Reception #: E2120556

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 4, ARAPAHOE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1420 E Cornell Ave, Englewood, CO 80113

Original Note Amt: \$700,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$686,357.45

As Of: 03/07/2026

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in it's individual capacity but solely as Trustee for CHNGE Mortgage Trust 2023-1

Current Owner: Crotty Nixon Family Trust Dated May 7, 2024, and Any Amendments Thereto

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Change Lending, LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) William E Crotty, Jack Byron Nixon Jr

Publication: Littleton Independent

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1037743-JH

Phone: (877)369-6122

Fax: (866)894-7369

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From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0226-2026

NED Date: 03/20/2026 **Reception #:** E6018175
Original Sale Date: 07/22/2026
Deed of Trust Date: 02/23/2019 **Recording Date:** 03/15/2019 **Reception #:** D9021553
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 13890 E Marina Dr #103, Aurora, CO 80014

Original Note Amt: \$151,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$157,361.62 **As Of:** 03/09/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC
Current Owner: Donna Pixley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns
Grantor (Borrower On Deed of Trust): Donna Pixley and Cynthia Schlee

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26048 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0227-2026

NED Date: 03/20/2026 **Reception #:** E6018177
Original Sale Date: 07/22/2026
Deed of Trust Date: 06/05/2019 **Recording Date:** 06/18/2019 **Reception #:** D9058229
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 11, TRADITIONS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1977-08-2-11-006

Address: 199 North Irvington Street, Aurora, CO 80018

Original Note Amt: \$421,229.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$364,943.09 **As Of:** 03/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Quanie Huynh AND Sokheng Seang
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): Quanie Huynh AND Sokheng Seang

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-036983 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0228-2026

NED Date: 03/20/2026

Reception #: E6018176

Original Sale Date: 07/22/2026

Deed of Trust Date: 02/24/2016

Recording Date: 03/03/2016

Reception #: D6022321

Re-Recording Date

Re-Recorded #:

Legal: LOT 51, BLOCK 30, BURNS AURORA, FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 995 Nome St, Aurora, CO 80010

Original Note Amt: \$87,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$67,787.43

As Of: 03/06/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Newrez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Jose Gerardo Sanchez
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)	Jose Gerardo Sanchez

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1037855-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0229-2026

NED Date: 03/24/2026

Reception #: E6018914

Original Sale Date: 07/22/2026

Deed of Trust Date: 05/02/2023

Recording Date: 05/04/2023

Reception #: E3030145

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 11105 E Alameda Ave Unit 101, Aurora, CO 80012

Original Note Amt: \$227,208.00

LoanType: VA

Interest Rate:

Current Amount: \$222,911.09

As Of: 03/09/2026

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

Current Owner: Michael Naylor

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Michael Naylor

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

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

Attorney File Number: 26-036803

Phone: (303)706-9990

Fax: (303)706-9994

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From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0230-2026

NED Date: 03/24/2026 **Reception #:** E6018906
Original Sale Date: 07/22/2026
Deed of Trust Date: 03/03/2022 **Recording Date:** 03/04/2022 **Reception #:** E2025260
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN #: 2073-04-3-27-061

Address: 17505 E Mansfield Ave Apartment 1411L, Aurora, CO 80013

Original Note Amt: \$206,900.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$194,422.33 **As Of:** 03/09/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Osei Bissau
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): Osei Bissau

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-036800 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0231-2026

NED Date: 03/24/2026 **Reception #:** E6018949
Original Sale Date: 07/22/2026
Deed of Trust Date: 03/13/2025 **Recording Date:** 03/31/2025 **Reception #:** E5021287
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 7, AURORA HILLS-FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 435 S Worchester Way, Aurora, CO 80012

Original Note Amt: \$425,888.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$423,797.08 **As Of:** 03/09/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Riley Michael Shannon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Riley Michael Shannon

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1048252-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0232-2026

NED Date: 03/24/2026 **Reception #:** E6018905
Original Sale Date: 07/22/2026
Deed of Trust Date: 10/09/2020 **Recording Date:** 10/21/2020 **Reception #:** E0143263
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, MEADOW HILLS COUNTRY CLUB SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4078 S SABLE CIR, AURORA, CO 80014

Original Note Amt: \$592,592.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$523,235.91 **As Of:** 03/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: GIDEON ISAIAH DUKE AND KELSEY MORGAN DUKE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIVE STAR FINANCIAL LLC
Grantor (Borrower On Deed of Trust): GIDEON ISAIAH DUKE AND KELSEY MORGAN DUKE

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010729101 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0233-2026

NED Date: 03/24/2026 **Reception #:** E6018908
Original Sale Date: 07/22/2026
Deed of Trust Date: 09/25/2023 **Recording Date:** 10/24/2023 **Reception #:** E3072842
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 4, WATERSTONE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24296 E. OHIO DRIVE, AURORA, CO 80018

Original Note Amt: \$706,959.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$686,499.59 **As Of:** 03/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: HANNA DESTA HAILE AND BIRUK BEDRU
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENNAR MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): BIRUK BEDRU AND HANNA DESTA HAILE

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010738987 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0234-2026

NED Date: 03/24/2026 **Reception #:** E6018909
Original Sale Date: 07/22/2026
Deed of Trust Date: 10/30/2017 **Recording Date:** 11/03/2017 **Reception #:** D7125494
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, SPRING CREEK MEADOWS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20299 East Purdue Place, Aurora, CO 80013

Original Note Amt: \$221,600.00 **LoanType:** Mortgage **Interest Rate:**
Current Amount: \$28,387.26 **As Of:** 03/03/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Colorado
Current Owner: Eldirdiri M. Abueldahab
Grantee (Lender On Deed of Trust): Credit Union of Colorado
Grantor (Borrower On Deed of Trust): Eldirdiri M. Abueldahab

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: Holst & Tehrani LLP
Attorney File Number: Abueldahab **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: 0235-2026

NED Date: 03/24/2026 **Reception #:** E6018918
Original Sale Date: 07/22/2026
Deed of Trust Date: 10/08/2019 **Recording Date:** 10/16/2019 **Reception #:** D9110185
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 26, COPPERLEAF FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4915 S. Riviera St, Centennial, CO 80015

Original Note Amt: \$441,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$422,596.57 **As Of:** 03/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage
Current Owner: Christopher Eric Carpenter
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust): Christopher Eric Carpenter

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.
Attorney File Number: CO260028 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0236-2026

NED Date: 03/24/2026

Reception #: E6018910

Original Sale Date: 07/22/2026

Deed of Trust Date: 05/05/2022

Recording Date: 05/23/2022

Reception #: E2056805

Re-Recording Date

Re-Recorded #:

Legal: All the following real property in the County of Arapahoe, and State of Colorado, to wit: LOT 15, BLOCK 9, KINGSBOROUGH SUBDIVISION - FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1961 S Ivory Way, Aurora, CO 80013

Original Note Amt: \$303,000.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$299,011.31

As Of: 03/11/2026

Interest Type: Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Duvel Sims
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)	Duvel Sims

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO26596

Phone: (303)274-0155

Fax: (303)274-0159

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From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0237-2026

NED Date: 03/24/2026

Reception #: E6018911

Original Sale Date: 07/22/2026

Deed of Trust Date: 04/30/2019

Recording Date: 05/07/2019

Reception #: D9041628

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 4, J.E. ROUPP SECOND ADDITION AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1350 Scranton Street, Aurora, CO 80011

Original Note Amt: \$293,000.00

LoanType: CONV

Interest Rate:

Current Amount: \$265,360.36

As Of: 03/11/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner
Trustee for RCF III Acquisition Trust

Current Owner: Daniel Miramontes Rojo

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

Grantor (Borrower On Deed of Trust) Daniel Miramontes Rojo

Publication: Sentinel Colorado

First Publication Date: 05/28/2026

Last Publication Date: 06/25/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24129

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 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: 0238-2026

NED Date: 03/24/2026 **Reception #:** E6018919
Original Sale Date: 07/22/2026
Deed of Trust Date: 06/29/2020 **Recording Date:** 07/07/2020 **Reception #:** E0082547
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 3, STERLING HILLS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19876 EAST VILLANOVA DRIVE, AURORA, CO 80013-9401

Original Note Amt: \$276,500.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$177,094.08 **As Of:** 03/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: JASON K MALCOLM
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust): JASON K. MALCOLM

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010749349 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0239-2026

NED Date: 03/24/2026 **Reception #:** E6018912
Original Sale Date: 07/22/2026
Deed of Trust Date: 03/22/2024 **Recording Date:** 03/25/2024 **Reception #:** E4017214
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-01-2-11-008

Address: 12535 East 13th Avenue, Aurora, CO 80011

Original Note Amt: \$378,026.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$372,845.18 **As Of:** 03/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Elizabeth Guzman Roberto
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): Elizabeth Guzman Roberto

Publication: Sentinel Colorado **First Publication Date:** 05/28/2026
Last Publication Date: 06/25/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-036708 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 24, 2026

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Foreclosure Number: 0240-2026

NED Date: 03/24/2026

Reception #: E6018920

Original Sale Date: 07/22/2026

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

LoanType: Consumer

Interest Rate:

Current Amount: \$158,915.83

As Of: 03/11/2026

Interest Type: Fixed

Current Lender (Beneficiary): FirstBank

Current Owner: Catherine Evans Dixon

Notices of Election and Demand Filed in Arapahoe County

From March 18, 2026 Through March 24, 2026

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Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as Nominee for FirstBank
Grantor (Borrower On Deed of Trust) Catherine Evans Dixon

Publication: Sentinel Colorado
First Publication Date: 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

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

Foreclosure Number: 0241-2026

NED Date: 03/24/2026
Reception #: E6018913

Original Sale Date: 07/22/2026

Deed of Trust Date: 03/23/2016
Recording Date: 03/28/2016
Reception #: D6030388
Re-Recording Date
Re-Recorded #:

Legal: LOT 22, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19978 E Loyola Place, Aurora, CO 80013

Original Note Amt: \$265,109.00
Current Amount: \$278,071.44
LoanType: FHA
As Of: 03/12/2026
Interest Rate:
Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Paul Michael Chavez Shols
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) Paul Michael Chavez Shols

Publication: Sentinel Colorado
First Publication Date: 05/28/2026
Last Publication Date: 06/25/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1048091-JH
Phone: (877)369-6122
Fax: (866)894-7369