

Notices of Election and Demand Filed in Arapahoe County

From February 25, 2026 Through March 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: 0162-2026

NED Date: 02/26/2026

Reception #:

Original Sale Date: 01/01/1900

Deed of Trust Date: 03/08/2022

Recording Date: 03/15/2022

Reception #: E2029212

Re-Recording Date

Re-Recorded #:

Legal: Lot 5, Block 3, Pier Point Subdivision Filing No. 7, County of Arapahoe, State of Colorado.

Address: 3860 S Atchison Way Unit E, Aurora, CO 80014

Original Note Amt: \$300,300.00

LoanType: FNMA

Interest Rate:

Current Amount: \$262,225.65

As Of: 02/02/2026

Interest Type: Fixed

Current Lender (Beneficiary):	loanDepot.com, LLC
Current Owner:	Steven M Skene
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for LOANDEPOT.COM, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Steven M Skene

Publication: Sentinel Colorado

First Publication Date: 04/30/2026

Last Publication Date: 05/28/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48256475

Phone: (187)735-32146

Fax:

Foreclosure Number: 0163-2026

NED Date: 02/27/2026

Reception #: E6012634

Original Sale Date: 06/24/2026

Deed of Trust Date: 12/28/2017

Recording Date: 12/29/2017

Reception #: D7146529

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 66, CONSERVATORY SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21026 E Greenwood Dr, Aurora, CO 80013-8955

Original Note Amt: \$414,675.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$356,971.79

As Of: 02/09/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Select Portfolio Servicing, Inc.
Current Owner:	Joseph D Trinh
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Georgetown Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Joseph D Trinh

Publication: Sentinel Colorado

First Publication Date: 04/30/2026

Last Publication Date: 05/28/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1030765-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0166-2026

NED Date: 02/27/2026 **Reception #:** E6012624
Original Sale Date: 06/24/2026
Deed of Trust Date: 11/13/2019 **Recording Date:** 01/08/2020 **Reception #:** E0003200
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 21, BROADMOOR - FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6019 S Broadway, Littleton, CO 80121

Original Note Amt: \$305,200.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$270,919.16 **As Of:** 02/12/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Newrez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: The Christopher and Veronica Lien Living Trust dated May 26, 2021
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Synergy One Lending, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Veronica Louisa Lien, Christopher Scott Lien

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

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1034988-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0167-2026

NED Date: 02/27/2026 **Reception #:** E6012627
Original Sale Date: 06/24/2026
Deed of Trust Date: 09/20/2019 **Recording Date:** 09/30/2019 **Reception #:** D9102427
Re-Recording Date **Re-Recorded #:**

Legal: LOT 82, BLOCK 7, AURORA HIGHLANDS SUBDIVISION - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17819 East Gunnison Place, Aurora, CO 80017

Original Note Amt: \$235,042.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$218,838.55 **As Of:** 02/12/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Scott Duggan and Jami Duggan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for OCMBC, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Scott Duggan and Jami Duggan

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

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO21567 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0168-2026

NED Date: 02/27/2026 **Reception #:** E6012636
Original Sale Date: 06/24/2026
Deed of Trust Date: 01/05/2021 **Recording Date:** 01/15/2021 **Reception #:** E1008005
Re-Recording Date **Re-Recorded #:**

Legal: Lot 49, Block 2, Peachwood Subdivision Filing No.2, County of Arapahoe, State of Colorado.

Address: 12055 E Hoye Drive, Aurora, CO 80012

Original Note Amt: \$238,888.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$220,907.47 **As Of:** 02/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: James Raymond Neila
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ClearPath Lending, its successors and assigns
Grantor (Borrower On Deed of Trust) James Raymond Neila

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25021 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0169-2026

NED Date: 02/27/2026 **Reception #:** E6012625
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/15/2023 **Recording Date:** 05/23/2023 **Reception #:** E3034385
Re-Recording Date **Re-Recorded #:**

Legal: Lot 30, Block 1, Pride's Crossing Subdivision Filing No. 9, County of Arapahoe, State of Colorado.

Address: 4870 S Bahama Way, Aurora, CO 80015

Original Note Amt: \$566,084.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$549,191.51 **As Of:** 01/20/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Larry Jene Lowe
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rapid Mortgage Funding
Grantor (Borrower On Deed of Trust) Larry Jene Lowe

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00713-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0170-2026

NED Date: 02/27/2026 **Reception #:** E6012628
Original Sale Date: 06/24/2026
Deed of Trust Date: 04/17/2019 **Recording Date:** 04/18/2019 **Reception #:** D9034352
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 23, APACHE MESA 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1168 Nucla St, Aurora, CO 80011

Original Note Amt: \$322,059.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$254,063.37 **As Of:** 02/16/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Theresa Prickett
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Theresa Prickett

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-036897 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0171-2026

NED Date: 02/27/2026 **Reception #:** E6012635
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/24/2024 **Recording Date:** 05/29/2024 **Reception #:** E4033182
Re-Recording Date: **Re-Recorded #:**

Legal: That part of the SE1/4SW1/4 of Section 32, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows: beginning at a point which is 350 feet West and 575 feet North of the Southeast corner of said SE1/4 of SW1/4, thence North 145 feet; thence West 140 feet; thence South 145 feet; thence East 140 feet to Point of Beginning, County of Arapahoe, State of Colorado.

Address: 3140 West Girard Avenue, Englewood, CO 80110

Original Note Amt: \$426,550.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$426,550.00 **As Of:** 02/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Toorak Capital Partners LLC
Current Owner: Housepurchase LLC
Grantee (Lender On Deed of Trust): Loan Funders LLC, Series 76252
Grantor (Borrower On Deed of Trust): Housepurchase LLC

Publication: Littleton Independent **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Murr Siler Eckels Delaney, PC
Attorney File Number: 1016.009 **Phone:** (303)534-2277 **Fax:** (303)534-1313

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Foreclosure Number: 0172-2026

NED Date: 02/27/2026 **Reception #:** E6012638
Original Sale Date: 06/24/2026
Deed of Trust Date: 01/04/2023 **Recording Date:** 01/09/2023 **Reception #:** E3001729
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 14, HIGHLAND PARK FILING NO. FOUR, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 383 Jamaica Street, Aurora, CO 80010

Original Note Amt: \$100,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$99,852.41 **As Of:** 02/13/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): FirstBank
Current Owner: Dafina Amirh Tucker
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Dafina Amirh Tucker

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

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 307912-00148 **Phone:** (303)628-9690 **Fax:**

Foreclosure Number: 0173-2026

NED Date: 02/27/2026 **Reception #:** E6012632
Original Sale Date: 06/24/2026
Deed of Trust Date: 04/04/2018 **Recording Date:** 04/04/2018 **Reception #:** D8032779
Re-Recording Date: **Re-Recorded #:**

Legal: In accordance with Colo. Rev. Stat. § 38-38-101(4)(g), the legal description of the Property, as described in the Deed of Trust, is listed on Exhibit "A", attached hereto and incorporated herein by reference.

Address: 7380 S. Clinton Street, Englewood, CO 80112

Original Note Amt: \$9,900,000.00 **LoanType:** Mortgage loan **Interest Rate:**
Current Amount: \$8,131,217.24 **As Of:** 11/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): RC Even Hotel REO, LLC, a Delaware limited liability company, by allonge to Promissory Note dated as of November 18, 2025
Current Owner: Banyan Lane Holdings, LLC, a Florida limited liability company
Grantee (Lender On Deed of Trust): ReadyCap Commercial, LLC, a Delaware limited liability company d/b/a Ready Capital Structured Finances
Grantor (Borrower On Deed of Trust): Banyan Lane Holdings, LLC, a Florida limited liability company

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

Attorney for Beneficiary: Holland & Knight LLP

Attorney File Number: 151333.690 **Phone:** (303)974-6537 **Fax:**

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Foreclosure Number: 0174-2026

NED Date: 02/27/2026 **Reception #:** E6012633
Original Sale Date: 06/24/2026
Deed of Trust Date: 07/11/2017 **Recording Date:** 08/25/2017 **Reception #:** D7097624
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 3, THUNDERBIRD ESTATES FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 68 South Grandbay Circle, Aurora, CO 80018

Original Note Amt: \$120,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$131,295.09 **As Of:** 02/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: JEFFREY G. SEYBOLD AND MARISA SEYBOLD
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): JEFFREY G. SEYBOLD AND MARISA SEYBOLD

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-036895 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0175-2026

NED Date: 03/03/2026 **Reception #:** E6013351
Original Sale Date: 06/24/2026
Deed of Trust Date: 09/28/2020 **Recording Date:** 09/28/2020 **Reception #:** E0129766
Re-Recording Date: **Re-Recorded #:**

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

APN #: 032318210

Address: 14202 E Hawaii Cir Unit B, Aurora, CO 80012

Original Note Amt: \$218,960.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$195,926.35 **As Of:** 02/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Shayana D Cooley
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): Shayana D Cooley

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-031187 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0176-2026

NED Date: 03/03/2026 **Reception #:** E6013339
Original Sale Date: 06/24/2026
Deed of Trust Date: 07/23/2021 **Recording Date:** 07/26/2021 **Reception #:** E1116649
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN #: 1975-27-1-68-002

Address: 19755 E ATLANTIC DRIVE UNIT B, Aurora, CO 80013

Original Note Amt: \$310,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$284,003.94 **As Of:** 02/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): SUNFLOWER BANK, N.A.
Current Owner: JASON ROMARY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS
SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JASON ROMARY

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

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

Attorney File Number: 26-036807 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0177-2026

NED Date: 03/03/2026 **Reception #:** E6013338
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/06/2022 **Reception #:** E2050969
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 6, CHAMBERS HEIGHTS FIFTH FILING,,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15141 E Security Way, Aurora, CO 80011

Original Note Amt: \$392,000.00 **LoanType:** Hard **Interest Rate:**
Current Amount: \$392,000.00 **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:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Gantenbein Law Firm

Attorney File Number: CBBAK 19864 **Phone:** (303)618-2122 **Fax:**

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From February 25, 2026 Through March 03, 2026

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Foreclosure Number: 0178-2026

NED Date: 03/03/2026 **Reception #:** E6013344
Original Sale Date: 06/24/2026
Deed of Trust Date: 12/04/2020 **Recording Date:** 12/07/2020 **Reception #:** E0170694
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 5, WOODRIM SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 031468957

Address: 2124 S. Eagle Court, Aurora, CO 80014

Original Note Amt: \$412,392.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$377,398.83 **As Of:** 02/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Fabian Jones
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): Fabian Jones

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027031 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0179-2026

NED Date: 03/03/2026 **Reception #:** E6013353
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/27/2009 **Recording Date:** 06/08/2009 **Reception #:** B9060460
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 32, WALNUT HILLS THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2075-28-2-10-011

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 8/7/2009 AT RECEPTION NO. B9086107 TO CORRECT LEGAL DESCRIPTION.

Address: 7498 East Davies Place, Centennial, CO 80112

Original Note Amt: \$183,150.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$120,776.03 **As Of:** 02/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Anna Tubis
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Anna Tubis

Publication: Littleton Independent **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-031829 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0182-2026

NED Date: 03/03/2026 **Reception #:** E6013347
Original Sale Date: 06/24/2026
Deed of Trust Date: 07/06/2021 **Recording Date:** 12/29/2021 **Reception #:** E1195201
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 7, TRADITIONS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 25502 East 2nd Place, Aurora, CO 80018

Original Note Amt: \$511,500.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$463,321.38 **As Of:** 02/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Zachary J Smith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Nova Financial & Investment Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Zachary J Smith

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1034134-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0183-2026

NED Date: 03/03/2026 **Reception #:** E6013348
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/24/2024 **Recording Date:** 06/04/2024 **Reception #:** E4034528
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 11, AURORA HILLS - SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 440 S Xanadu St, Aurora, CO 80012

Original Note Amt: \$505,672.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$496,533.89 **As Of:** 02/19/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Panorama Mortgage Group, LLC
Current Owner: Gustavo Arzac-Montero and Lizeth Osuna
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guild Mortgage Company LLC, A California Limited Liability Company, its successors and assigns
Grantor (Borrower On Deed of Trust) Gustavo Arzac-Montero and Lizeth Osuna

Publication: Sentinel Colorado **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26319 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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From February 25, 2026 Through March 03, 2026

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Foreclosure Number: 0184-2026

NED Date: 03/03/2026

Reception #: E6013354

Original Sale Date: 06/24/2026

Deed of Trust Date: 11/10/2022

Recording Date: 11/29/2022

Reception #: E2114804

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, SOUTH DECATUR SUBDIVISION,
COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3230 S Decatur St, Denver, CO 80236

Original Note Amt: \$30,000.00

LoanType: Consumer

Interest Rate:

Current Amount: \$29,697.63

As Of: 02/19/2026

Interest Type: Fixed

Current Lender (Beneficiary): Zions Bancorporation, N.A. dba Vectra Bank Colorado

Current Owner: Felipe Santana Bustos

Grantee (Lender On Deed of Trust): Zions Bancorporation, N.A. dba Vectra Bank Colorado

Grantor (Borrower On Deed of Trust): Felipe Santana Bustos

Publication: Sentinel Colorado

First Publication Date: 04/30/2026

Last Publication Date: 05/28/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 3230-201 B

Phone: (303)329-3363

Fax: