

Notices of Election and Demand Filed in Arapahoe County

From March 25, 2026 Through March 31, 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: 0242-2026

NED Date: 03/27/2026

Reception #: E6020194

Original Sale Date: 07/29/2026

Deed of Trust Date: 10/27/2022

Recording Date: 10/28/2022

Reception #: E2107381

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. 203, Building No. 18, Brandy Chase II Condominiums, in accordance with the Declaration recorded October 25, 1979 in Book 3105 at Page 669 through 737, First Supplement to Declaration recorded on February 19, 1980 in Book 3172 at Page 536, the Condominium map recorded on October 24, 1979 in Book 42 at Page 18 through 20, and the First Supplement to the Condominium Map recorded on October 24, 1979 in Book 42 at Page 21 and 22 of the Arapahoe County records, together with the Exclusive right to use the following limited common elements; Storage Space 18-203, Parking Space 18-203, and Garage Space N/A, County of Arapahoe, State of Colorado

Address: 14192 E Colorado Dr #203, Aurora, CO 80012

Original Note Amt: \$211,980.00

LoanType:

Interest Rate:

Current Amount: \$204,949.78

As Of: 01/30/2026

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. Bank Trust National Association, as Trustee of Brackenridge Mortgage Trust
Current Owner:	Maria Lynn Brooks
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as Beneficiary, as Nominee for United Wholesale Mortgage, LLC.
Grantor (Borrower On Deed of Trust)	Maria Lynn Brooks

Publication: Sentinel Colorado

First Publication Date: 06/04/2026

Last Publication Date: 07/02/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00729-1

Phone: (720)259-6710

Fax: (720)259-6709

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Foreclosure Number: 0243-2026

NED Date: 03/27/2026 **Reception #:** E6020158
Original Sale Date: 07/29/2026
Deed of Trust Date: 07/08/2020 **Recording Date:** 09/04/2020 **Reception #:** E0116915
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 1 SUNDOWN SUBDIVISION - FILING NO. 1 COUNTY OF ARAPAHOE STATE OF COLORADO

Address: 14100 E. Saratoga Place, Aurora, CO 80115

Original Note Amt: \$63,550.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$63,500.00 **As Of:** 02/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Belford Commercial Trust, LLC
Current Owner: Norman E. & Edith E. Campbell
Grantee (Lender On Deed of Trust): Belford Commercial Trust, LLC
Grantor (Borrower On Deed of Trust): Norman E. & Edith E. Campbell

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: Miller & Urtz, LLC
Attorney File Number: Belford/Cambell **Phone:** (303)861-1200 **Fax:** (303)830-0115

Foreclosure Number: 0244-2026

NED Date: 03/27/2026 **Reception #:** E6020153
Original Sale Date: 07/29/2026
Deed of Trust Date: 07/26/2021 **Recording Date:** 08/05/2021 **Reception #:** E1122785
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 121, APPLE ORCHARD MANORS FIRST ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6612 South Cherokee Street, Littleton, CO 80120

Original Note Amt: \$302,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$246,589.49 **As Of:** 03/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE, LP
Current Owner: Robert D Rains, Marcia J Rains
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Robert D Rains, Marcia J Rains

Publication: Littleton Independent **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1048397-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0245-2026

NED Date: 03/27/2026

Reception #: E6020160

Original Sale Date: 07/29/2026

Deed of Trust Date: 07/18/2003

Recording Date: 09/17/2003

Reception #: B3207381

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 2, TALLYN'S REACH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7116 FLAT ROCK COURT, AURORA, CO 80016

Original Note Amt: \$311,600.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$131,969.70

As Of: 03/13/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST

Current Owner: JEFFREY F KUSCHKE

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC

Grantor (Borrower On Deed of Trust) JEFFREY F KUSCHKE

Publication: Sentinel Colorado

First Publication Date: 06/04/2026

Last Publication Date: 07/02/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010747889

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0246-2026

NED Date: 03/27/2026

Reception #: E6020154

Original Sale Date: 07/29/2026

Deed of Trust Date: 03/21/2023

Recording Date: 03/22/2023

Reception #: E3018545

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, A VACATION AND REPLAT OF TRACT C, BIJOU CREEK, ACCORDING TO THE MAP RECORDED OCTOBER 19, 2020 AT RECEPTION NO. E0141656, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2059-19-2-02-011

Address: 272 S 4th Court, Deer Trail, CO 80105

Original Note Amt: \$276,450.00

LoanType: Conventional

Interest Rate:

Current Amount: \$272,162.42

As Of: 03/12/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alexis Arellano AND Jennifer Pardo
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)	Alexis Arellano AND Jennifer Pardo

Publication: Sentinel Colorado

First Publication Date: 06/04/2026

Last Publication Date: 07/02/2026

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

Attorney File Number: 26-037103

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0247-2026

NED Date: 03/27/2026

Reception #: E6020155

Original Sale Date: 07/29/2026

Deed of Trust Date: 04/17/2019

Recording Date: 04/18/2019

Reception #: D9034363

Re-Recording Date

Re-Recorded #:

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Legal: Parcel A:

A parcel of land located in the SW1/4 of Section 9, Township 5 South, Range 68 West of the 6th P.M., more particularly described as follows:

Beginning at a point on the North line of said SW1/4, which is 1429.85 feet East of the West 1/4 corner of Section 9;
thence South 00° 5' East, a distance of 75 feet;
thence South 89° 56' East parallel with the North line of said SW1/4, a distance of 206.10 feet;
thence North 19° 23' East, a distance of 79.51 feet to a point on the North line of said SW1/4;
thence North 89° 56' West along North line of said SW1/4, a distance of 232.6 feet, more or less, to Point of Beginning,
County of Arapahoe, State of Colorado.

Parcel B:

A nonexclusive easement, solely for ingress and egress, over and across the property described as follows:

Commencing at the West one-quarter (W1/4) corner of Section 9, Township 5 South, Range 68 West of the Sixth Principal Meridian,
thence S 89° 56' 00" East along the South line of the Northwest one-quarter (NW1/4) of said Section 9, a distance of 1446.28 feet to the true point of beginning;
thence North 10° 15' 00" East, a distance of 40.64 feet;
thence North 00° 01' 00" East, a distance of 95.84 feet;
thence North 45° 01' 00" East, a distance of 54.16 feet;
thence North 00° 01' 00" East, a distance of 167.83 feet;
thence South 89° 56' 00" East, a distance of 25.00 feet;
thence South 00° 01' 00" West, a distance of 178.16 feet;
thence South 45° 01' 00" West, a distance of 54.16 feet;
thence South 00° 01' 00" West, a distance of 125.50 feet;
thence North 89° 56' 00" West, a distance of 32.22 feet to the true point of beginning,
County of Arapahoe, State of Colorado.

Parcel C:

A parcel of land located in the SW1/4 of Section 9, Township 5 South, Range 68 West, being more particularly described as follows:

Beginning at a point on the North line of said SW1/4 which is 1662.45 feet East of the West 1/4 corner of said Section 9;
thence South 89° 56' East along the North line of said SW 1/4 a distance of 164.0 feet;
thence South 00° 04' West, a distance of 50.0 feet;
thence South 89° 56' East, parallel with the North line of said SW 1/4, a distance of 75.13 feet to a point on the Northwesterly right of way line of U.S. Highway No. 85;
thence Southwesterly along the Northwesterly right of way line of U.S. Highway No. 85 on a curve to the right having a radius of 5655.0 feet, a distance of 26.15 feet, the long chord of which curve bears South 17° 04' West, a distance of 26.15 feet which point is 75.0 feet South of and measured at right angles to the North line of said SW1/4;
thence North 89° 56' West parallel with the North line of said SW1/4, a distance of 257.79 feet;
thence North 19° 23' East, a distance of 79.51 feet, more or less, to the point of beginning, except that portion conveyed in Book 5180 at Page 518 and except any portion located within the U.S. Highway No. 85 right of way; County of Arapahoe, State of Colorado.

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Parcel D:

A tract of land located in the Northeast Quarter of the Southwest Quarter of Section 9, Township 5 South, Range 68 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado being more particularly described as follows:

Basis of bearing is the North line of the Southwest Quarter of said Section 9, being considered to bear North 89° 58' 00" East.

Commencing at the Northwest corner of the Northeast quarter of the Southwest Quarter of said Section 9;

Thence North 89° 58' 00" East, and along the North line of the Northeast Quarter of the Southwest Quarter of said Section 9, a distance of 504.80 feet to the Point of Beginning;

Thence continuing North 89°58'00" East, and along the North line of the Northeast Quarter of the Southwest Quarter of said Section 9, a distance of 49.48 feet;

Thence South 00° 02' 00" East, a distance of 12.00 feet;

Thence North 89° 58' 00" East and along a line 12.00 feet South of and parallel with the North line of the Northeast Quarter of the Southwest Quarter of said Section 9, a distance of 35.42 feet to the Westerly Right-of-way Line of said South Santa Fe Drive, said point being on curve;

Thence Southerly, and along the Westerly Right-of-way Line of said South Santa Fe Drive, and along the arc of a curve to the right whose center bears North 69° 04' 30" West having a delta of 00° 24' 47", a radius of 5655.00 feet, a distance of 40.77 feet;

Thence South 89° 58' 00" West, and along a line 50.00 feet South of and parallel with the North line of the Northeast Quarter of the Southwest Quarter of said Section 9, a distance of 70.19 feet;

Thence North 00° 02' 00" West a distance of 50.00 feet to the Point of Beginning except that portion conveyed in Book 5180 at Page 518,

County of Arapahoe, State of Colorado.

Address: 4615 South Santa Fe, Englewood, CO 80110-5532

Original Note Amt:	\$1,130,000.00	LoanType:	Commercial	Interest Rate:	
Current Amount:	\$1,008,753.66	As Of:	02/25/2026	Interest Type:	Adjustable

Current Lender (Beneficiary):	SouthState Bank, N.A., Successor By Merger to Independent Bank
Current Owner:	Bear Country Colorado, LLC, a Colorado Limited Liability Company
Grantee (Lender On Deed of Trust):	Independent Bank
Grantor (Borrower On Deed of Trust)	Bear Country Colorado, LLC, a Colorado Limited Liability Company

Publication: Littleton Independent **First Publication Date:** 06/04/2026

Last Publication Date: 07/02/2026

Attorney for Beneficiary: Ringenberg & Beller, P.C.

Attorney File Number: SouthState Bank, N.A./Bear Cou: **Phone:** (970)482-1056

Fax:

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Foreclosure Number: 0248-2026

NED Date: 03/27/2026 **Reception #:** E6020157
Original Sale Date: 07/29/2026
Deed of Trust Date: 01/04/2021 **Recording Date:** 01/08/2021 **Reception #:** E1004050
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 4, AURORA HILLS FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 11593 East Alaska Avenue, Aurora, CO 80012

Original Note Amt: \$182,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$178,721.09 **As Of:** 03/16/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: Jose De Jesus Villegas Ramirez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Loan Simple, Inc.,
Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jose De Jesus Villegas Ramirez

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1034914-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0249-2026

NED Date: 03/27/2026 **Reception #:** E6020159
Original Sale Date: 07/29/2026
Deed of Trust Date: 08/02/2017 **Recording Date:** 08/04/2017 **Reception #:** D7088747
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 6, PARKBOROUGH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5821 South Netherland Circle, Centennial, CO 80015

Original Note Amt: \$333,841.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$266,226.69 **As Of:** 03/16/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MidFirst Bank
Current Owner: Kenneth Lager, Rebecca Lager
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) Kenneth Lager, Rebecca Lager

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1037852-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0250-2026

NED Date: 03/31/2026

Reception #: E6021023

Original Sale Date: 07/29/2026

Deed of Trust Date: 12/22/2005

Recording Date: 01/03/2006

Reception #: B6000842

Re-Recording Date

Re-Recorded #:

Legal: LOT 28, BLOCK 11, BROADMOOR, THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5745 South Delaware Street, Littleton, CO 80120

Original Note Amt: \$204,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$143,374.68

As Of: 03/16/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, as Trustee for the GSAMP Trust 2006-HE2
Mortgage Pass-Through Certificates, Series 2006-HE2

Current Owner: Steven Tod Siegel

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SOUTHSTAR FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Steven Tod Siegel

Publication: Littleton Independent

First Publication Date: 06/04/2026

Last Publication Date: 07/02/2026

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

Attorney File Number: 25-034571

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0251-2026

NED Date: 03/31/2026 **Reception #:** E6021024
Original Sale Date: 08/05/2026
Deed of Trust Date: 06/24/2003 **Recording Date:** 07/09/2003 **Reception #:** B3146476
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 18, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3742 S KIRK WY, AURORA, CO 80013

Original Note Amt: \$208,698.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$123,140.97 **As Of:** 03/12/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CITIMORTGAGE, INC.
Current Owner: JESUS E ESTRADA AND AIDA HERNANDEZ-ESTRADA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRINCIPAL RESIDENTIAL MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): JESUS E ESTRADA AND AIDA HERNANDEZ-ESTRADA

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010760502 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0252-2026

NED Date: 03/31/2026 **Reception #:** E6021027
Original Sale Date: 07/29/2026
Deed of Trust Date: 05/24/2019 **Recording Date:** 05/29/2019 **Reception #:** D9050063
Re-Recording Date **Re-Recorded #:**

Legal: LOT 36, BLOCK 1, THE TIMBERS, FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2073-06-1-12-036

Address: 3794 South Fairplay Way, Aurora, CO 80014

Original Note Amt: \$284,747.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$261,126.67 **As Of:** 03/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Erica Fulford
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): Erica Fulford

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 20-023822 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0253-2026

NED Date: 03/31/2026 **Reception #:** E6021019
Original Sale Date: 07/29/2026
Deed of Trust Date: 02/09/2021 **Recording Date:** 02/10/2021 **Reception #:** E1023305
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 1, LYN MEADOWS SUBDIVISION 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11812 E CANAL DRIVE, AURORA, CO 80011

Original Note Amt: \$295,850.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$272,728.81 **As Of:** 03/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: RUBEN A SERRANO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NBH BANK
Grantor (Borrower On Deed of Trust): RUBEN A SERRANO

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010670917 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0254-2026

NED Date: 03/31/2026 **Reception #:** E6021020
Original Sale Date: 07/29/2026
Deed of Trust Date: 02/18/2022 **Recording Date:** 02/23/2022 **Reception #:** E2021293
Re-Recording Date **Re-Recorded #:**

Legal: Condominium Unit No. 134, Club Valencia Condominiums, in accordance with the Declaration recorded on December 12, 1979 in Book 3135 at Page 443, and Condominium Map recorded on December 12, 1979 in Book 42 at Page 74, of the Arapahoe County Records, County of Arapahoe, State of Colorado.

Address: 1302 South Parker Road 134, Denver, CO 80231

Original Note Amt: \$157,472.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$144,807.29 **As Of:** 03/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Cheri Crump
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Amerifirst Financial, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Cheri Crump

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26599 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0255-2026

NED Date: 03/31/2026 **Reception #:** E6021026
Original Sale Date: 07/29/2026
Deed of Trust Date: 09/26/2012 **Recording Date:** 10/03/2012 **Reception #:** D2112625
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 4, AUBURN HILL SUBDIVISION NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1427 S Flanders St, Aurora, CO 80017

Original Note Amt: \$227,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$147,108.72 **As Of:** 03/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): BOKF, N.A.
Current Owner: Shanna N Jackson
Grantee (Lender On Deed of Trust): BOKF, NA DBA Colorado State Bank and Trust
Grantor (Borrower On Deed of Trust): James Stone

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1048862-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0256-2026

NED Date: 03/31/2026 **Reception #:** E6021022
Original Sale Date: 07/29/2026
Deed of Trust Date: 02/18/2021 **Recording Date:** 02/24/2021 **Reception #:** E1030684
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 14217 E Marina Drive, Aurora, CO 80014

Original Note Amt: \$606,000.00 **LoanType:** REVERSE FHA **Interest Rate:**
Current Amount: \$244,151.21 **As Of:** 03/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Longbridge Financial, LLC
Current Owner: Jean L. Bowden
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for LeaderOne Financial Corp, its successors and assigns
Grantor (Borrower On Deed of Trust): Jean L. Bowden

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26287 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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From March 25, 2026 Through March 31, 2026

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Foreclosure Number: 0257-2026

NED Date: 03/31/2026 **Reception #:** E6021029
Original Sale Date: 07/29/2026
Deed of Trust Date: 10/13/2006 **Recording Date:** 10/26/2006 **Reception #:** B6152897
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, PHEASANT RUN SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14420 E Radcliff Dr, Aurora, CO 80015-0000

Original Note Amt: \$228,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$190,880.94 **As Of:** 03/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, not in its individual capacity but solely in its capacity as Owner Trustee of Citigroup Mortgage Loan Trust 2025-RP1
Current Owner: John J. Snellbaker and Deanne M. Snellbaker
Grantee (Lender On Deed of Trust): Chase Bank USA, N.A.
Grantor (Borrower On Deed of Trust): John J. Snellbaker and Deanne M. Snellbaker

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26382 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0258-2026

NED Date: 03/31/2026 **Reception #:** E6021028
Original Sale Date: 07/29/2026
Deed of Trust Date: 11/23/2018 **Recording Date:** 12/10/2018 **Reception #:** D8120591
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO DESCRIBED AS FOLLOWS LOT 9, BLOCK 14, SMOKY RIDGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5389 S Genoa St, Centennial, CO 80015

Original Note Amt: \$29,740.00 **LoanType:** HELOC **Interest Rate:** 13.660
Current Amount: \$27,086.35 **As Of:** 03/19/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): KeyBank, N.A.
Current Owner: Lucas Medeiros
Grantee (Lender On Deed of Trust): KeyBank National Association
Grantor (Borrower On Deed of Trust): Lucas Medeiros

Publication: Sentinel Colorado **First Publication Date:** 06/04/2026
Last Publication Date: 07/02/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26487 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From March 25, 2026 Through March 31, 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: 0259-2026

NED Date: 03/31/2026

Reception #: E6021025

Original Sale Date: 07/29/2026

Deed of Trust Date: 05/29/2024

Recording Date: 06/10/2024

Reception #: E4035985

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 6, ALGONQUIN ACRES AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5 AND 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6631 S Billings Way, Centennial, CO 80111

Original Note Amt: \$1,237,500.00

LoanType: FHA

Interest Rate:

Current Amount: \$312,450.97

As Of: 03/19/2026

Interest Type: Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC

Current Owner: The Katharina S. Farrekk Trust Dated March 18, 2025

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Katharina S. Farrell

Publication: Littleton Independent

First Publication Date: 06/04/2026

Last Publication Date: 07/02/2026

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

Attorney File Number: 26-037181

Phone: (303)706-9990

Fax: (303)706-9994