

Notices of Election and Demand Filed in Arapahoe County

From April 08, 2026 Through April 14, 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: 0272-2026

NED Date: 04/10/2026

Reception #: E6024111

Original Sale Date: 08/12/2026

Deed of Trust Date: 02/24/2022

Recording Date: 02/25/2022

Reception #: E2022188

Re-Recording Date

Re-Recorded #:

Legal: LOT 33, 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. PARCEL ID: 035414078

Address: 332 S 4th Court, Deer Trail, CO 80105

Original Note Amt: \$267,907.00

LoanType: FHA

Interest Rate:

Current Amount: \$249,367.17

As Of: 03/25/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Eduardo Orozco Calderon

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

Grantor (Borrower On Deed of Trust) Eduardo Orozco Calderon

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

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

Attorney File Number: 26-037289

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0273-2026

NED Date: 04/10/2026

Reception #: E6024120

Original Sale Date: 08/12/2026

Deed of Trust Date: 08/10/2022

Recording Date: 08/12/2022

Reception #: E2084745

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 2075-28-4-29-122

Address: 7336 S Xenia Circle Apartment B, Centennial, CO 80112

Original Note Amt: \$301,439.00

LoanType: FHA

Interest Rate:

Current Amount: \$289,736.84

As Of: 03/26/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Matthew Vance Pohlen AND Gabrielle Danielle Pohlen
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)	Gabrielle Danielle Pohlen AND Matthew Vance Pohlen

Publication: Littleton Independent

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

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

Attorney File Number: 26-037376

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0274-2026

NED Date: 04/10/2026 **Reception #:** E6024112
Original Sale Date: 08/12/2026
Deed of Trust Date: 04/30/2020 **Recording Date:** 05/11/2020 **Reception #:** E0055364
Re-Recording Date: **Re-Recorded #:**

Legal: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Address: 1117 S. Ventura Cir. Unit A, Aurora, CO 80017

Original Note Amt: \$245,471.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$222,461.01 **As Of:** 03/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Francis Arrie Lumba
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for American Pacific Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Francis Arrie Lumba

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1049410-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0275-2026

NED Date: 04/10/2026 **Reception #:** E6024113
Original Sale Date: 08/12/2026
Deed of Trust Date: 03/23/2024 **Recording Date:** 04/03/2024 **Reception #:** E4019025
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 10, KINGSBOROUGH KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1232 S OLATHE WAY, AURORA, CO 80017

Original Note Amt: \$320,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$315,027.59 **As Of:** 03/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Current Owner: ROBERT J ALLING
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR US MORTGAGES
Grantor (Borrower On Deed of Trust): ROBERT J ALLING

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010766376 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0276-2026

NED Date: 04/10/2026

Reception #: E6024114

Original Sale Date: 08/12/2026

Deed of Trust Date: 10/06/2004

Recording Date: 10/19/2004

Reception #: B4183867

Re-Recording Date

Re-Recorded #:

Legal: LOT 4 BLOCK 2 CHERRY CREEK RACQUET CLUB VENTURE SUBDIVISION, FILING 3 COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4313 SOUTH ATCHISON CIRCLE, AURORA, CO 80015

Original Note Amt: \$310,250.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$247,628.13

As Of: 03/27/2026

Interest Type: Fixed

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FFMLT TRUST 2005-FF2, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-FF2
Current Owner:	AUBREY M HALL JR AND SUSAN A HALL LIVING TRUST JUNE 21 20
Grantee (Lender On Deed of Trust):	FIRST FRANKLIN CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA
Grantor (Borrower On Deed of Trust)	SUSAN A. HALL

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010748986

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0277-2026

NED Date: 04/10/2026

Reception #: E6024119

Original Sale Date: 08/12/2026

Deed of Trust Date: 03/27/2018

Recording Date: 04/06/2018

Reception #: D8033647

Re-Recording Date

Re-Recorded #:

Legal: ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, TO WIT:

LOT 11, BLOCK 47, CENTENNIAL ACRES SEVENTH FILING.

APN: 2077-08-3-08-002

Address: 5026 S Linden Dr, Englewood, CO 80110

Original Note Amt: \$510,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$178,000.56

As Of: 03/27/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Glen Dale Channel
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)	Glen Dale Channel

Publication: Littleton Independent

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

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

Attorney File Number: 26-037314

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0278-2026

NED Date: 04/10/2026 **Reception #:** E6024123
Original Sale Date: 08/12/2026
Deed of Trust Date: 07/14/2021 **Recording Date:** 07/15/2021 **Reception #:** E1111799
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 1342 S CATHAY CT, 104, AURORA, CO 80017-4587

Original Note Amt: \$207,200.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$189,000.19 **As Of:** 03/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: RYAN M SMART
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): RYAN M SMART

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

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

Attorney File Number: 25-036267 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0279-2026

NED Date: 04/10/2026 **Reception #:** E6024118
Original Sale Date: 08/12/2026
Deed of Trust Date: 04/27/2023 **Recording Date:** 04/28/2023 **Reception #:** E3028530
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, GREEN OAKS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5899 Green Oaks Dr, Greenwood Village, CO 80121

Original Note Amt: \$2,636,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$2,863,907.24 **As Of:** 03/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP Asset Company, Inc
Current Owner: Larry Nealy, Christina Nealy
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Larry Nealy, Christina Nealy

Publication: Littleton Independent **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1049659-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0280-2026

NED Date: 04/10/2026 **Reception #:** E6024117
Original Sale Date: 08/12/2026
Deed of Trust Date: 08/29/2023 **Recording Date:** 08/30/2023 **Reception #:** E3060453
Re-Recording Date: **Re-Recorded #:**

Legal: SEE EXHIBIT A ATTACHED

Address: 4068 S Atchison Way Apartment 101, Aurora, CO 80014

Original Note Amt: \$222,888.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$218,782.92 **As Of:** 03/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MidFirst Bank
Current Owner: Tyler Wayne Currin, Steven Warner Gustafson
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): Tyler Wayne Currin, Steven Warner Gustafson

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1050164-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0281-2026

NED Date: 04/14/2026 **Reception #:** E6024673
Original Sale Date: 08/12/2026
Deed of Trust Date: 05/24/2022 **Recording Date:** 05/27/2022 **Reception #:** E2058677
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN #: 2073-06-3-24-004

Address: 4064 S Atchison Way Apt 104, Aurora, CO 80014

Original Note Amt: \$265,109.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$252,401.65 **As Of:** 03/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Morgan Ray
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): Morgan Ray

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-037322 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0282-2026

NED Date: 04/14/2026 **Reception #:** E6024665
Original Sale Date: 08/12/2026
Deed of Trust Date: 01/12/2018 **Recording Date:** 01/18/2018 **Reception #:** D8006109
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 54, CONSERVATORY SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20218 E DARTMOUTH DR, AURORA, CO 80013

Original Note Amt: \$394,750.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$406,337.70 **As Of:** 03/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES
Current Owner: VERNON S BROWN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION
Grantor (Borrower On Deed of Trust): VERNON S BROWN

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010728210 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0283-2026

NED Date: 04/14/2026 **Reception #:** E6024670
Original Sale Date: 08/12/2026
Deed of Trust Date: 01/04/2014 **Recording Date:** 01/09/2014 **Reception #:** D4002252
Re-Recording Date: **Re-Recorded #:**

Legal: The following described lot or parcel of land situate, lying and being in the County of Arapahoe and State of Colorado, to wit: Lot 3, Block 2, Bow Mar Knolls

Address: 5420 S Perry St, Littleton, CO 80123

Original Note Amt: \$265,974.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$196,755.49 **As Of:** 03/31/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Daniel J. Simonton
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Embrace Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Daniel J. Simonton

Publication: Littleton Independent **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26773 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0284-2026

NED Date: 04/14/2026 **Reception #:** E6024666
Original Sale Date: 08/12/2026
Deed of Trust Date: 08/16/2024 **Recording Date:** 08/22/2024 **Reception #:** E4054425
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 15, PARK VIEW MEADOWS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5323 S Malta Way, Centennial, CO 80015

Original Note Amt: \$555,696.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$549,448.48 **As Of:** 03/31/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Chaquane Lashaun Ellis and Cheyenne Ciara Ellis
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Barrett Financial Group, L.L.C., its successors and assigns
Grantor (Borrower On Deed of Trust): Chaquane Lashaun Ellis and Cheyenne Ciara Ellis

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26607 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0285-2026

NED Date: 04/14/2026 **Reception #:** E6024667
Original Sale Date: 08/12/2026
Deed of Trust Date: 12/18/2014 **Recording Date:** 12/23/2014 **Reception #:** D4119918
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, YORKSHIRE ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 9056 E Colorado Cir, Denver, CO 80231-2924

Original Note Amt: \$417,000.00 **LoanType:** **Interest Rate:**
Current Amount: \$282,598.24 **As Of:** 03/09/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC
Current Owner: Todd F Bovo
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Gardner Financial Services LTD, dba Legacy Mutual Mortgage
Grantor (Borrower On Deed of Trust): Todd F Bovo

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00711-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0286-2026

NED Date: 04/14/2026 **Reception #:** E6024668
Original Sale Date: 08/12/2026
Deed of Trust Date: 04/30/2021 **Recording Date:** 05/03/2021 **Reception #:** E1072715
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1975-16-3-10-004

Address: 838 South Rifle Court, Aurora, CO 80017

Original Note Amt: \$432,275.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$391,837.95 **As Of:** 03/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Michael Maggard AND Terra Belo
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): Michael Maggard AND Terra Belo

Publication: Sentinel Colorado **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-037287 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0287-2026

NED Date: 04/14/2026 **Reception #:** E6024669
Original Sale Date: 08/12/2026
Deed of Trust Date: 07/23/2024 **Recording Date:** 07/25/2024 **Reception #:** E4047154
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 56860 E COUNTY ROAD 6, STRASBURG, CO 80136

Original Note Amt: \$970,425.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$955,103.07 **As Of:** 04/01/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: JOHN IANNONE AND KATHLEEN IANNONE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BARRETT FINANCIAL GROUP, L.L.C.
Grantor (Borrower On Deed of Trust): JOHN IANNONE AND KATHLEEN IANNONE

Publication: Littleton Independent **First Publication Date:** 06/18/2026
Last Publication Date: 07/16/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010766194 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0288-2026

NED Date: 04/14/2026

Reception #: E6024674

Original Sale Date: 08/12/2026

Deed of Trust Date: 10/23/2018

Recording Date: 11/07/2018

Reception #: D8109822

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 17, SADDLE ROCK RIDGE FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5555 SOUTH YAKIMA WAY, Aurora, CO 80015-6571

Original Note Amt: \$235,200.00

LoanType: Conventional

Interest Rate:

Current Amount: \$209,902.44

As Of: 03/31/2026

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC

Current Owner: Chih Chung Chiu AND Kuei Mei Chen

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) Chih Chung Chiu AND Kuei Mei Chen

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

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

Attorney File Number: 26-037310

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0289-2026

NED Date: 04/14/2026

Reception #: E6024675

Original Sale Date: 08/12/2026

Deed of Trust Date: 11/24/2021

Recording Date: 12/03/2021

Reception #: E1184074

Re-Recording Date

Re-Recorded #:

Legal: Lot 32, Block 41, Dream House Acres Fifth Filing, County of Arapahoe, State of Colorado.

Address: 2856 East Weaver Avenue, Centennial, CO 80121-2955

Original Note Amt: \$358,160.00

LoanType: FHA

Interest Rate:

Current Amount: \$333,989.73

As Of: 03/30/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Village Capital & Investment LLC
Current Owner:	Patrick L. Harkess, Tina M. Harkess
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust)	Patrick L. Harkess and Tina M. Harkess

Publication: Littleton Independent

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 26CO00027-1

Phone: (720)259-6710

Fax: (720)259-6709

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Foreclosure Number: 0290-2026

NED Date: 04/14/2026

Reception #: E6024677

Original Sale Date: 08/12/2026

Deed of Trust Date: 05/31/2023

Recording Date: 06/01/2023

Reception #: E3036658

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. B, BUILDING NO. 11, CHAMPAGNE IN WILLOWRIDGE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON FEBRUARY 6, 1981 IN BOOK 3362 AT PAGE 77, FIRST SUPPLEMENT TO DECLARATION RECORDED ON MAY 13, 1981 IN BOOK 3414 AT PAGE 487, THE CONDOMINIUM MAP RECORDED ON FEBRUARY 6, 1981 IN BOOK 49 AT PAGES 3-13, AND THE FIRST SUPPLEMENT TO THE CONDOMINIUM MAP RECORDED ON MAY 15, 1981 IN BOOK 50 AT PAGE 47, OF THE ARAPAHOE COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: GARAGE SPACE NUMBER(S) B, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12581 E EVANS CIR #B, AURORA, CO 80014-1240

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate:

Current Amount: \$368,681.82

As Of: 04/02/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	KIMBERLEY G MOFFITT AND KYLE MOFFITT
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	KIMBERLEY G MOFFITT AND KYLE MOFFITT

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010769776

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From April 08, 2026 Through April 14, 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: 0291-2026

NED Date: 04/14/2026

Reception #: E6024676

Original Sale Date: 08/12/2026

Deed of Trust Date: 06/21/2022

Recording Date: 06/29/2022

Reception #: E2070393

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 1, PRIDE'S CROSSING SUBDIVISION FILING NO. 17, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18855 E SARATOGA, AURORA, CO 80015

Original Note Amt: \$50,000.00

Loan Type: CONVENTIONAL

Interest Rate:

Current Amount: \$49,336.29

As Of: 04/02/2026

Interest Type: Adjustable

Current Lender (Beneficiary): WILMINGTON TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR SALUDA
GRADE LOAN TRUST 2

Current Owner: CEDRICK M JAMES

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

Grantor (Borrower On Deed of Trust) CEDRICK M. JAMES

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010734556

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From April 08, 2026 Through April 14, 2026

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Foreclosure Number: 0292-2026

NED Date: 04/14/2026

Reception #: E6024672

Original Sale Date: 08/12/2026

Deed of Trust Date: 05/11/2023

Recording Date: 05/12/2023

Reception #: E3031959

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 23, CHAMBERS HEIGHTS, THIRD FILING, COUNTY OF APRAPAHOE, STATE OF COLORADO.

APN #: 1975-06-4-05-005

Address: 1056 Dawson St., Aurora, CO 80011

Original Note Amt: \$431,650.00

LoanType: Conventional

Interest Rate:

Current Amount: \$371,820.72

As Of: 04/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Enrique Gutierrez Ortiz AND Stacey Zarate Mendoza
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)	Enrique Gutierrez Ortiz AND Stacey Zarate Mendoza

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

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

Attorney File Number: 25-034879

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From April 08, 2026 Through April 14, 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: 0293-2026

NED Date: 04/14/2026

Reception #: E6024671

Original Sale Date: 08/12/2026

Deed of Trust Date: 03/27/2025

Recording Date: 04/02/2025

Reception #: E5021937

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 9, IN BUILDING 8, SABLE COVE SUBDIVISION FILING NO. 1, PHASE 9, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED AUGUST 24, 1983 IN BOOK 58 AT PAGE 55 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN CONDOMINIUM DECLARATION FOR SABLE COVE CONDOMINIUMS RECORDED SEPTEMBER 15, 1982 IN BOOK 3698 AT PAGE 273 IN SAID RECORDS AND THE STATEMENT OF ANNEXATION OF ADDITIONAL LAND RECORDED MAY 9, 1983 IN BOOK 3857 AT PAGE 529, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 919 S DAWSON WAY UNIT 9, AURORA, CO 80012-3875

Original Note Amt: \$191,250.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$190,718.30

As Of: 04/03/2026

Interest Type: Fixed

Current Lender (Beneficiary):	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner:	CORY HADEN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	CORY HADEN

Publication: Sentinel Colorado

First Publication Date: 06/18/2026

Last Publication Date: 07/16/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010772374

Phone: (303)350-3711

Fax: (303)813-1107