

Notices of Election and Demand Filed in Arapahoe County

From April 15, 2026 Through April 21, 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: 0662-2025 **Restarted**

NED Date: 04/17/2026 **Reception #:** E6025667
Original Sale Date: 08/19/2026
Deed of Trust Date: 03/12/2020 **Recording Date:** 03/17/2020 **Reception #:** E0032997
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 4, STERLING HILLS SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2613 South Ensenada Way, Aurora, CO 80013

Original Note Amt: \$50,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$49,098.76 **As Of:** 10/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Colorado
Current Owner: Sharon D. Stohlman
Grantee (Lender On Deed of Trust): Credit Union of Colorado
Grantor (Borrower On Deed of Trust): Sharon D. Stohlman

Publication: Sentinel Colorado **First Publication Date:** 06/25/2026
Last Publication Date: 07/23/2026

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

Foreclosure Number: 0028-2026 **Restarted**

NED Date: 04/17/2026 **Reception #:** E6025677
Original Sale Date: 08/19/2026
Deed of Trust Date: 10/07/2016 **Recording Date:** 10/14/2016 **Reception #:** D6117333
Re-Recording Date **Re-Recorded #:**

Legal: LOT 77, EL VISTA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6690 South Locust Way, Centennial, CO 80111

Original Note Amt: \$384,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$352,244.93 **As Of:** 12/23/2025 **Interest Type:** Fixed

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

Publication: Littleton Independent **First Publication Date:** 06/25/2026
Last Publication Date: 07/23/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25679 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0294-2026

NED Date: 04/21/2026 **Reception #:** E6026322
Original Sale Date: 08/19/2026
Deed of Trust Date: 07/10/2025 **Recording Date:** 07/11/2025 **Reception #:** E5049457
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 15 AND 16, BLOCK 13, JACKSON'S BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF, COLORADO.

Address: 4060 South Delaware Street, Englewood, CO 80110

Original Note Amt: \$393,000.00 **LoanType:** **Interest Rate:** 29.000
Current Amount: \$393,000.00 **As Of:** 03/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: IBRO, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, LLC ISAOA
Grantor (Borrower On Deed of Trust): IBRO, LLC

Publication: Littleton Independent **First Publication Date:** 06/25/2026
Last Publication Date: 07/23/2026

Attorney for Beneficiary: Gantenbein Law Firm

Attorney File Number: 61504 **Phone:** (303)618-2122 **Fax:**

Foreclosure Number: 0295-2026

NED Date: 04/21/2026 **Reception #:** E6026324
Original Sale Date: 08/19/2026
Deed of Trust Date: 02/08/2022 **Recording Date:** 02/15/2022 **Reception #:** E2018306
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 63, BLOCK 1, THE HILLS AT PINEY CREEK FILING NO. 3-A, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18114 E Powers Pl, Centennial, CO 80015

Original Note Amt: \$618,750.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$578,715.19 **As Of:** 04/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Walter A Chavez-Tejada
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Plains
Commerce Bank, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Walter A Chavez-Tejada

Publication: Sentinel Colorado **First Publication Date:** 06/25/2026
Last Publication Date: 07/23/2026

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

Attorney File Number: 26-037428 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0296-2026

NED Date: 04/21/2026

Reception #: E6026321

Original Sale Date: 08/19/2026

Deed of Trust Date: 12/02/2022

Recording Date: 12/05/2022

Reception #: E2115975

Re-Recording Date

Re-Recorded #:

Legal: LOT 39, BIJOU CREEK FIRST AMENDMENT FINAL PLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 2059-19-2-01-039

Address: 187 S 4th Ave, Deer Trail, CO 80105-8142

Original Note Amt: \$386,863.00

LoanType: FHA

Interest Rate:

Current Amount: \$373,784.93

As Of: 04/08/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ashley Thomson, Alexandrya Collier, AND Tanner Thomson
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)	Alexandrya Collier AND Ashley Thomson AND Tanner Thomson

Publication: Sentinel Colorado

First Publication Date: 06/25/2026

Last Publication Date: 07/23/2026

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

Attorney File Number: 26-037430

Phone: (303)706-9990

Fax: (303)706-9994