

# Notices of Election and Demand Filed in Arapahoe County

From April 22, 2026 Through April 28, 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:** 0297-2026

**NED Date:** 04/24/2026      **Reception #:** E6027710  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 11/15/2007      **Recording Date:** 11/29/2007      **Reception #:** B7150272  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 5, HERITAGE PLACE FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6430 S. Pontiac Court, Centennial, CO 80111

**Original Note Amt:** \$462,555.00      **LoanType:** Reverse Mortgage HECM      **Interest Rate:**  
**Current Amount:** \$356,393.84      **As Of:** 04/10/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Onity Mortgage Corporation f/k/a/ PHH Mortgage Corporation  
**Current Owner:** Tara Jo Avila  
**Grantee (Lender On Deed of Trust):** Liberty Reverse Mortgage, Inc.  
**Grantor (Borrower On Deed of Trust):** Tara Jo Avila

**Publication:** Littleton Independent      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1050845-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0298-2026

**NED Date:** 04/24/2026      **Reception #:** E6027712  
**Original Sale Date:** 08/19/2026  
**Deed of Trust Date:** 07/23/2024      **Recording Date:** 08/08/2024      **Reception #:** E4050494  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 14291 E Dickinson Dr Unit D, Aurora, CO 80014

**Original Note Amt:** \$289,750.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$286,474.38      **As Of:** 02/23/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Andie Nicole Keefover  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Synergy One Lending, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Andie Nicole Keefover

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

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1035857-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 0299-2026

**NED Date:** 04/24/2026      **Reception #:** E6027707  
**Original Sale Date:** 08/19/2026  
**Deed of Trust Date:** 11/30/2023      **Recording Date:** 12/08/2023      **Reception #:** E3082193  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 28449 East 8th Avenue, Watkins, CO 80137

**Original Note Amt:** \$471,231.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$463,772.89      **As Of:** 04/10/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank  
**Current Owner:** Kyle Martin, Linda Martin  
**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):** Kyle Martin, Linda Martin

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

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1050590-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0300-2026

**NED Date:** 04/24/2026      **Reception #:** E6027708  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 08/24/2020      **Recording Date:** 10/26/2020      **Reception #:** E0145780  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 2842 W Centennial Dr #1, Littleton, CO 80123

**Original Note Amt:** \$290,044.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$256,097.78      **As Of:** 04/10/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** Vinel B. Ponzio  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Vinel B. Ponzio

**Publication:** Littleton Independent      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-037466      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0301-2026

**NED Date:** 04/24/2026      **Reception #:** E6027709  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 05/02/2025      **Recording Date:** 05/14/2025      **Reception #:** E5033478  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot12, Block 5, Comanche Crossing, County of Arapahoe, State of Colorado.

**Address:** 731 Shoshone Street, Strasburg, CO 80136

**Original Note Amt:** \$616,500.00      **LoanType:** Private      **Interest Rate:**  
**Current Amount:** \$616,500.00      **As Of:** 04/06/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Indicate Capital REIT, LLC  
**Current Owner:** EZ Investments LLC, a Colorado limited liability company  
**Grantee (Lender On Deed of Trust):** Indicate Capital REIT, LLC  
**Grantor (Borrower On Deed of Trust):** EZ Investments LLC, a Colorado limited liability company

**Publication:** Littleton Independent      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026

**Attorney for Beneficiary:** Burns, Wall and Mueller, P.C.

**Attorney File Number:** 5159-91      **Phone:** (303)830-7000      **Fax:** (303)830-6708

**Foreclosure Number:** 0302-2026

**NED Date:** 04/28/2026      **Reception #:** E6028300  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 02/29/2024      **Recording Date:** 03/07/2024      **Reception #:** E4013838  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** UNIT 427, EDENBROOK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION FOR EDENBROOK CONDOMINIUMS RECORDED APRIL 17, 1974 IN BOOK 2229 AT PAGE 104, AND ACCORDING TO THE CONDOMINIUM MAP FOR EDENBROOK CONDOMINIUMS RECORDED APRIL 17, 1974 AT RECEPTION NO. 1417785, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 364 S Ironton St, Apartment #427, Aurora, CO 80012-2080

**Original Note Amt:** \$305,000.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$301,186.19      **As Of:** 04/14/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC  
**Current Owner:** Stacie Vaughn  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NewRez LLC., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Stacie Vaughn

**Publication:** Sentinel Colorado      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO26869      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From April 22, 2026 Through April 28, 2026

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**Foreclosure Number:** 0303-2026

**NED Date:** 04/28/2026

**Reception #:** E6028333

**Original Sale Date:** 08/26/2026

**Deed of Trust Date:** 05/24/2022

**Recording Date:** 05/26/2022

**Reception #:** E2058610

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 50, 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

A.P.N.: 205919203030

**Address:** 378 S 4TH CT, Deer Trail, CO 80105

**Original Note Amt:** \$285,263.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$272,083.92

**As Of:** 04/13/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
<b>Current Owner:</b>	ERIC ROTUNDO AND REBECCA ROTUNDO
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Trinity Home Loans, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	ERIC ROTUNDO AND REBECCA ROTUNDO

**Publication:** Sentinel Colorado

**First Publication Date:** 07/02/2026

**Last Publication Date:** 07/30/2026

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

**Attorney File Number:** 25-035916

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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From April 22, 2026 Through April 28, 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:** 0304-2026

**NED Date:** 04/28/2026      **Reception #:** E6028340  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 07/19/2023      **Recording Date:** 07/24/2023      **Reception #:** E3050349  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 83, Block 2, Peachwood Subdivision, Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 12024 E Hoye Dr, Aurora, CO 80012

**Original Note Amt:** \$343,151.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$335,746.50      **As Of:** 04/08/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Oswald Ferreira and Rosio Bedoya  
**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):** Oswald Ferreira and Rosio Bedoya

**Publication:** Sentinel Colorado      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO26502      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0305-2026

**NED Date:** 04/28/2026      **Reception #:** E6028345  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 06/29/2021      **Recording Date:** 07/09/2021      **Reception #:** E1109164  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 14324 E Hawaii Circle E, Aurora, CO 80012-5949

**Original Note Amt:** \$237,616.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$216,733.35      **As Of:** 04/15/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Sindy Yolany Hernandez Zelaya  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Sindy Yolany Hernandez Zelaya

**Publication:** Sentinel Colorado      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 25-036376      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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From April 22, 2026 Through April 28, 2026

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**Foreclosure Number:** 0306-2026

**NED Date:** 04/28/2026

**Reception #:** E6028350

**Original Sale Date:** 08/26/2026

**Deed of Trust Date:** 05/03/2013

**Recording Date:** 05/30/2013

**Reception #:** D3066869

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 7, BRIARWOOD SUBDIVISION 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2896 S Sedalia Ct, Aurora, CO 80013-2179

**Original Note Amt:** \$113,536.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$79,487.15

**As Of:** 04/15/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NewRez LLC
<b>Current Owner:</b>	Jody L. Hall
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Citibank, N.A., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Jody L. Hall

**Publication:** Sentinel Colorado

**First Publication Date:** 07/02/2026

**Last Publication Date:** 07/30/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO26863

**Phone:** (303)274-0155

**Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From April 22, 2026 Through April 28, 2026

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**Foreclosure Number:** 0307-2026

**NED Date:** 04/28/2026

**Reception #:** E6028303

**Original Sale Date:** 08/26/2026

**Deed of Trust Date:** 08/17/2020

**Recording Date:** 08/19/2020

**Reception #:** E0106904

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 17, BLOCK 6, EAST CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 417 S Airport Blvd, Aurora, CO 80017

**Original Note Amt:** \$410,649.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$369,106.25

**As Of:** 04/09/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Quincy London, Zhanna Aylyarova
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Quincy London

**Publication:** Sentinel Colorado

**First Publication Date:** 07/02/2026

**Last Publication Date:** 07/30/2026

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

**Attorney File Number:** 23-029427

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From April 22, 2026 Through April 28, 2026

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**Foreclosure Number:** 0308-2026

**NED Date:** 04/28/2026      **Reception #:** E6028315  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 02/08/2008      **Recording Date:** 03/06/2008      **Reception #:** B8026802  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** See Exhibit A

**Address:** 900 South Walden Way #103, Aurora, CO 80017

**Original Note Amt:** \$61,042.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$32,533.22      **As Of:** 03/03/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Rocket Mortgage, LLC  
**Current Owner:** Dwight Curtis Johnson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Universal Lending Corporation  
**Grantor (Borrower On Deed of Trust):** Earl W. Winters

**Publication:** Sentinel Colorado      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 25CO00772-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0309-2026

**NED Date:** 04/28/2026      **Reception #:** E6028319  
**Original Sale Date:** 08/26/2026  
**Deed of Trust Date:** 05/30/2023      **Recording Date:** 06/01/2023      **Reception #:** E3036710  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 2, TRADITIONS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 25503 E 5TH AVE, AURORA, CO 80018

**Original Note Amt:** \$613,679.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$598,139.15      **As Of:** 04/16/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** ISRAEL WORKU AND BETHELHEM BIRHANU  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M2 LENDING SOLUTIONS, LLC  
**Grantor (Borrower On Deed of Trust):** ISRAEL WORKU AND BETHELHEM BIRHANU

**Publication:** Sentinel Colorado      **First Publication Date:** 07/02/2026  
**Last Publication Date:** 07/30/2026  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010782258      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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From April 22, 2026 Through April 28, 2026

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**Foreclosure Number:** 0310-2026

**NED Date:** 04/28/2026

**Reception #:** E6028331

**Original Sale Date:** 08/26/2026

**Deed of Trust Date:** 08/23/2016

**Recording Date:** 08/30/2016

**Reception #:** D6096594

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

**Address:** 1414 South Galena Way Unit 201, Denver, CO 80247

**Original Note Amt:** \$202,821.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$162,159.68

**As Of:** 04/16/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.
<b>Current Owner:</b>	Chad A. Gunn
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for iFreedom Direct Corporation, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Chad A. Gunn

**Publication:** Sentinel Colorado

**First Publication Date:** 07/02/2026

**Last Publication Date:** 07/30/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO26250

**Phone:** (303)274-0155

**Fax:** (303)274-0159