

Notices of Election and Demand Filed in Arapahoe County

From April 01, 2026 Through April 07, 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: 0260-2026

NED Date: 04/03/2026 **Reception #:** E6022263
Original Sale Date: 07/29/2026
Deed of Trust Date: 06/16/2023 **Recording Date:** 06/21/2023 **Reception #:** E3041769
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 14142 EAST COLORADO DRIVE #204, Aurora, CO 80012

Original Note Amt: \$242,673.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$200,693.96 **As Of:** 03/19/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Shayne Travis Lowe and Ann Gagliardi
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): Ann Gagliardi AND Shayne Travis Lowe

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: 26-037191 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0261-2026

NED Date: 04/03/2026 **Reception #:** E6022270
Original Sale Date: 08/05/2026
Deed of Trust Date: 10/29/2020 **Recording Date:** 10/30/2020 **Reception #:** E0148990
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 6, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-16-3-19-071

Address: 17283 E Ford Drive, Aurora, CO 80017

Original Note Amt: \$219,844.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$196,693.18 **As Of:** 11/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Chase Patrick Murtie
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Chase Patrick Murtie

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026

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

Attorney File Number: 25-034778 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0262-2026

NED Date: 04/03/2026

Reception #: E6022273

Original Sale Date: 08/05/2026

Deed of Trust Date: 03/29/2024

Recording Date: 04/04/2024

Reception #: E4019366

Re-Recording Date

Re-Recorded #:

Legal: LOTS 13 AND 14, BLOCK 9, AURORA, EXCEPT THE REAR 8 FEET OF SAID LOTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-02-2-09-006

Address: 1342 Havana Street, Aurora, CO 80010

Original Note Amt: \$373,117.00

LoanType: FHA

Interest Rate:

Current Amount: \$365,196.64

As Of: 03/20/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Dayana Romero AND Risvin Yovanie Guerra
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Dayana Romero AND Risvin Yovanie Guerra

Publication: Sentinel Colorado

First Publication Date: 06/11/2026

Last Publication Date: 07/09/2026

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

Attorney File Number: 25-035327

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0263-2026

NED Date: 04/03/2026 **Reception #:** E6022269
Original Sale Date: 08/05/2026
Deed of Trust Date: 07/26/2017 **Recording Date:** 07/28/2017 **Reception #:** D7085606
Re-Recording Date **Re-Recorded #:**

Legal: LOT 125, BLOCK 1, SAN FRANCISCO SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 1975-19-3-37-125

Address: 14384 East Hawaii Circle Unit E, Aurora, CO 80012

Original Note Amt: \$184,103.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$156,437.51 **As Of:** 03/23/2026 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026

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

Attorney File Number: 22-026892 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0264-2026

NED Date: 04/03/2026 **Reception #:** E6022268
Original Sale Date: 08/05/2026
Deed of Trust Date: 09/21/2022 **Recording Date:** 10/06/2022 **Reception #:** E2101114
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, PARKVIEW HEIGHTS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 22349 E Lake Ln, Centennial, CO 80015

Original Note Amt: \$593,938.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$590,757.56 **As Of:** 03/13/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Paulo Sergio Cruz
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Coastal Pacific Lending Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Paulo Sergio Cruz

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25271 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0265-2026

NED Date: 04/07/2026 **Reception #:** E6023085
Original Sale Date: 08/05/2026
Deed of Trust Date: 11/21/2020 **Recording Date:** 12/01/2020 **Reception #:** E1066269
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 8, HAVANA PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1011 Jamaica Street, Aurora, CO 80010

Original Note Amt: \$155,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$134,177.85 **As Of:** 03/24/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC BANK, NATIONAL ASSOCIATION
Current Owner: Larry N. Clark, Carolyn M. Clark
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): Larry N. Clark, Carolyn M. Clark

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1048658-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0266-2026

NED Date: 04/07/2026 **Reception #:** E6023080
Original Sale Date: 08/05/2026
Deed of Trust Date: 10/03/2024 **Recording Date:** 10/11/2024 **Reception #:** E4066236
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 7476 E Arkansas Ave Condo 1-07, Denver, CO 80231-2538

Original Note Amt: \$328,652.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$324,695.22 **As Of:** 03/24/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): BOKF, N.A.
Current Owner: Sharlena Santiago
Grantee (Lender On Deed of Trust): BOKF, NA DBA Bank of Albuquerque
Grantor (Borrower On Deed of Trust): Sharlena Santiago

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1049270-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0267-2026

NED Date: 04/07/2026 **Reception #:** E6023086
Original Sale Date: 08/05/2026
Deed of Trust Date: 10/15/2024 **Recording Date:** 10/18/2024 **Reception #:** E4068250
Re-Recording Date **Re-Recorded #:**

Legal: LOT 98, BLOCK 1, QUINCY HILL SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14041 E Radcliff Cir, Aurora, CO 80015

Original Note Amt: \$412,294.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$410,790.96 **As Of:** 03/25/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Servbank, N.A.
Current Owner: Brandi L. Green
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Movement Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Brandi L. Green and Sharon Kay Boggess

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26593 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0268-2026

NED Date: 04/07/2026 **Reception #:** E6023081
Original Sale Date: 08/05/2026
Deed of Trust Date: 03/22/2021 **Recording Date:** 03/30/2021 **Reception #:** E1052993
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 1, SUMMERHILL SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 407 Ivory Circle, Aurora, CO 80011

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$349,746.52 **As Of:** 03/25/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Henry Tugume and Sarah Kayiza
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns
Grantor (Borrower On Deed of Trust): Sarah Kayiza, Henry Tugume

Publication: Sentinel Colorado **First Publication Date:** 06/11/2026
Last Publication Date: 07/09/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26554 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0269-2026

NED Date: 04/07/2026

Reception #: E6023082

Original Sale Date: 08/05/2026

Deed of Trust Date: 06/24/2016

Recording Date: 06/27/2016

Reception #: D6067855

Re-Recording Date

Re-Recorded #:

Legal: LOT 107, BLOCK 1, THE DAM FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-36-1-21-002

Address: 13282 E Amherst Avenue, Aurora, CO 80014

Original Note Amt: \$225,834.00

Loan Type: FHA

Interest Rate:

Current Amount: \$223,341.07

As Of: 03/25/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Kristopher Bevel
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Kristopher Bevel

Publication: Sentinel Colorado

First Publication Date: 06/11/2026

Last Publication Date: 07/09/2026

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

Attorney File Number: 20-024477

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0270-2026

NED Date: 04/07/2026

Reception #: E6023083

Original Sale Date: 08/05/2026

Deed of Trust Date: 02/21/2020

Recording Date: 02/25/2020

Reception #: E0023450

Re-Recording Date

Re-Recorded #:

Legal: LOT 94, BLOCK 1, AMERICANA SUBDIVISION FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-17-1-08-015

Address: 396 S Memphis Way A, Aurora, CO 80017

Original Note Amt: \$168,884.00

LoanType: FHA

Interest Rate:

Current Amount: \$134,903.05

As Of: 03/25/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Carla Valdez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Carla Valdez

Publication: Sentinel Colorado

First Publication Date: 06/11/2026

Last Publication Date: 07/09/2026

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

Attorney File Number: 22-028079

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Foreclosure Number: 0271-2026

NED Date: 04/07/2026

Reception #: E6023084

Original Sale Date: 08/05/2026

Deed of Trust Date: 06/09/2023

Recording Date: 06/14/2023

Reception #: E3040192

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 18494 E Kepner Pl UNIT 108, Aurora, CO 80017-2608

Original Note Amt: \$302,261.00

LoanType: VA

Interest Rate:

Current Amount: \$293,503.03

As Of: 03/24/2026

Interest Type: Fixed

Current Lender (Beneficiary):	ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION
Current Owner:	Michael Dean
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC. DBA REAL ESTATE MORTGAGE NETWORK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Michael Dean

Publication: Sentinel Colorado

First Publication Date: 06/11/2026

Last Publication Date: 07/09/2026

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

Attorney File Number: 26-036648

Phone: (303)706-9990

Fax: (303)706-9994