

Notices of Election and Demand Filed in Arapahoe County

From May 06, 2026 Through May 12, 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: 0322-2026

NED Date: 05/11/2026 **Reception #:** E6031212
Original Sale Date: 09/02/2026
Deed of Trust Date: 09/29/2023 **Recording Date:** 10/05/2023 **Reception #:** E3068620
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 28, Block 1, Settlers Village Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

Address: 746 South Granby Circle, Aurora, CO 80012

Original Note Amt: \$25,000.00 **LoanType:** Consumer **Interest Rate:**
Current Amount: \$17,103.81 **As Of:** 04/24/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Ubaldo Varela and Rafaela Lazcano De Varela
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Ubaldo Varela and Rafaela Lazcano De Varela

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP
Attorney File Number: 307912.00155 **Phone:** (303)628-9690 **Fax:**

Foreclosure Number: 0323-2026

NED Date: 05/11/2026 **Reception #:** E6031213
Original Sale Date: 09/02/2026
Deed of Trust Date: 07/24/2023 **Recording Date:** 07/31/2023 **Reception #:** E3051938
Re-Recording Date: **Re-Recorded #:**

Legal: THE SOUTH 50 FEET OF THE WEST 133 FEET OF TRACT 1, LEWINNIK RESUBDIVISION OF PLOTS A & B YALE HILL, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2720 SOUTH PENNSYLVANIA STREET, ENGLEWOOD, CO 80113

Original Note Amt: \$71,500.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$69,119.82 **As Of:** 04/16/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2024-CES1
Current Owner: BRAD PATTERSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRING EQ, LLC
Grantor (Borrower On Deed of Trust): BRAD PATTERSON

Publication: Littleton Independent **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010753689 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0324-2026

NED Date: 05/11/2026 **Reception #:** E6031214
Original Sale Date: 09/02/2026
Deed of Trust Date: 04/21/2017 **Recording Date:** 04/28/2017 **Reception #:** D7047664
Re-Recording Date **Re-Recorded #:**

Legal: Lot 21, Block 1, Aurora Hills Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

Address: 11971 E Nevada Cir, Aurora, CO 80012-2266

Original Note Amt: \$133,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$76,965.75 **As Of:** 04/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: James Y. Urban
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): James Y. Urban

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO27033 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0325-2026

NED Date: 05/11/2026 **Reception #:** E6031211
Original Sale Date: 09/02/2026
Deed of Trust Date: 01/25/2006 **Recording Date:** 02/08/2006 **Reception #:** B6017574
Re-Recording Date **Re-Recorded #:**

Legal: ATTACHED AS EXHIBIT "A"

Address: 6380 South Boston Street #271, Englewood, CO 80111

Original Note Amt: \$129,960.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$80,669.19 **As Of:** 04/27/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-3
Current Owner: Janina B. Zimmerman and Louis E. Zimmerman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, its successors and assigns
Grantor (Borrower On Deed of Trust): Janina B. Zimmerman and Louis E. Zimmerman

Publication: Littleton Independent **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26969 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0326-2026

NED Date: 05/11/2026 **Reception #:** E6031215
Original Sale Date: 09/02/2026
Deed of Trust Date: 08/22/2022 **Recording Date:** 08/24/2022 **Reception #:** E2088493
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 3, LYN MEADOWS SUBDIVISION 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-11-1-17-079

Address: 163 Oakland Court, Aurora, CO 80011

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$366,571.10 **As Of:** 04/24/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Brittani Vera AND Clovis Vera
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): Brittani Vera AND Clovis Vera

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035619 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0327-2026

NED Date: 05/12/2026 **Reception #:** E6031476
Original Sale Date: 09/02/2026
Deed of Trust Date: 06/30/2021 **Recording Date:** 07/02/2021 **Reception #:** E1105547
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 27, MEADOWOOD FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031513642 AND 197532421001

Address: 3442 S Olathe Way, Aurora, CO 80013

Original Note Amt: \$498,798.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$454,280.36 **As Of:** 04/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Lorenzo Rocha Garcia
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): Lorenzo Rocha Garcia

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029247 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0328-2026

NED Date: 05/12/2026 **Reception #:** E6031525
Original Sale Date: 09/02/2026
Deed of Trust Date: 07/27/2021 **Recording Date:** 07/29/2021 **Reception #:** E1119475
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 9, PHEASANT RUN FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 2073-07-1-06-028

Address: 15077 East Stanford Drive, Aurora, CO 80015

Original Note Amt: \$446,758.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$405,112.03 **As Of:** 04/24/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Bianca Madrid AND Brian K. Arguello
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CELEBRITY HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Bianca Madrid AND Brian K. Arguello

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-028708 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0329-2026

NED Date: 05/12/2026 **Reception #:** E6031479
Original Sale Date: 09/02/2026
Deed of Trust Date: 07/26/2022 **Recording Date:** 07/29/2022 **Reception #:** E2080404
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 14780 E Kentucky Dr, Apartment 421, Aurora, CO 80012-3720

Original Note Amt: \$170,720.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$163,871.15 **As Of:** 04/27/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Margarita Yanet Aguilar Meza
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) Margarita Yanet Aguilar Meza

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-037513 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0330-2026

NED Date: 05/12/2026 **Reception #:** E6031466
Original Sale Date: 09/02/2026
Deed of Trust Date: 12/01/2020 **Recording Date:** 12/09/2020 **Reception #:** E0172362
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 7474 East Arkansas Avenue 2102, Denver, CO 80231

Original Note Amt: \$215,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$167,416.36 **As Of:** 04/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Grander Mortgage Capital, LLC
Current Owner: Carolyn S. Homer
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Carolyn S. Homer

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26861 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0331-2026

NED Date: 05/12/2026 **Reception #:** E6031480
Original Sale Date: 09/02/2026
Deed of Trust Date: 06/12/2023 **Recording Date:** 06/20/2023 **Reception #:** E3040985
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 1, PARK VIEW GREENS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21468 E Crestridge Pl, Centennial, CO 80015

Original Note Amt: \$489,600.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$476,969.40 **As Of:** 04/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC
Current Owner: Blanca Y. Figueroa
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): Blanca Y. Figueroa

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO26984 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0332-2026

NED Date: 05/12/2026

Reception #: E6031469

Original Sale Date: 09/02/2026

Deed of Trust Date: 11/30/2021

Recording Date: 12/27/2021

Reception #: E1193003

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 1, CORDOVA SUBDIVISION, TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF THE VACATED ALLEY ADJACENT TO SAID LOT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6152 S Spotswood Street, Littleton, CO 80120

Original Note Amt: \$817,500.00

LoanType: FHA

Interest Rate:

Current Amount: \$398,196.64

As Of: 04/26/2026

Interest Type: Adjustable

Current Lender (Beneficiary):	Onity Mortgage Corporation f/k/a PHH Mortgage Corporation
Current Owner:	Ronald K Fernandez and Cynthia A. Johnson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Ennkar Inc, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Ronald K Fernandez and Cynthia A. Johnson

Publication: Littleton Independent

First Publication Date: 07/09/2026

Last Publication Date: 08/06/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1051692-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0333-2026

NED Date: 05/12/2026

Reception #: E6031471

Original Sale Date: 09/02/2026

Deed of Trust Date: 05/01/2025

Recording Date: 05/07/2025

Reception #: E5031869

Re-Recording Date

Re-Recorded #:

Legal: SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Address: 1260, 1270 and 1280 Yosemite Street, Denver, CO 80220

Original Note Amt: \$822,000.00

Loan Type: Commercial

Interest Rate:

Current Amount: \$822,000.00

As Of: 04/15/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as Indenture Trustee, by U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as Indenture Trustee for Anchor Mortgage Trust 2025-RTL1

Current Owner: PCB Investments LLC, a Colorado limited liability company

Grantee (Lender On Deed of Trust): Anchor Loans, LP

Grantor (Borrower On Deed of Trust): PCB Investments LLC, a Colorado limited liability company

Publication: Sentinel Colorado

First Publication Date: 07/09/2026

Last Publication Date: 08/06/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 4557-012

Phone: (303)329-3363

Fax:

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Foreclosure Number: 0334-2026

NED Date: 05/12/2026 **Reception #:** E6031472
Original Sale Date: 09/02/2026
Deed of Trust Date: 09/20/2018 **Recording Date:** 09/21/2018 **Reception #:** D8093985
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 5, PARK VIEW MEADOWS SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN #: 2073-14-2-17-006

Address: 5228 S JERICHO WAY, CENTENNIAL, CO 80015

Original Note Amt: \$350,533.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$338,298.54 **As Of:** 04/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: KARI J CHAPMAN AND DEREK A CHAPMAN
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) KARI J CHAPMAN AND DEREK A CHAPMAN

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

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

Attorney File Number: 22-027397 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0335-2026

NED Date: 05/12/2026 **Reception #:** E6031481
Original Sale Date: 09/02/2026
Deed of Trust Date: 01/22/2010 **Recording Date:** 01/25/2010 **Reception #:** D0007694
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, GREENWOOD HIGHLANDS FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. § 38-35-109(5) recorded in the records of Arapahoe County, Colorado, on 9/28/2022 at Reception No. E2098930 to correct the legal description.

Address: 4 Windover Road, Greenwood Village, CO 80121

Original Note Amt: \$417,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$271,273.55 **As Of:** 04/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Gregory J Hoffman, Louise B Hoffman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Coldwell Banker Mortgage, Its
Successors and Assigns
Grantor (Borrower On Deed of Trust) Gregory J Hoffman, Louise B Hoffman

Publication: Littleton Independent **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1052113-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0336-2026

NED Date: 05/12/2026 **Reception #:** E6031473
Original Sale Date: 09/02/2026
Deed of Trust Date: 01/29/2021 **Recording Date:** 02/01/2021 **Reception #:** E1016676
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 1227 S Dillon Way, Aurora, CO 80012-4619

Original Note Amt: \$272,964.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$241,607.32 **As Of:** 04/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC
Current Owner: Jonna LaFoy
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as
nominee for Caliber Home Loans, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jonna LaFoy

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1052527-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0337-2026

NED Date: 05/12/2026 **Reception #:** E6031474
Original Sale Date: 09/02/2026
Deed of Trust Date: 06/26/2025 **Recording Date:** 07/02/2025 **Reception #:** E5047503
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 102, BUILDING NO. 2, CHAMBERS PLACE CONDOMINIUMS, IN ACCORDANCE WITH THE MAP THEREOF RECORDED APRIL 21, 1983 IN PLAT BOOK 63 AT PAGES 48 TO 51 AND THE DECLARATION FOR CHAMBERS PLACE CONDOMINIUMS RECORDED APRIL 21, 1983 IN BOOK 3843 AT PAGE 687, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15350 E ARIZONA AVE 102, AURORA, CO 80017

Original Note Amt: \$64,056.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$64,446.72 **As Of:** 04/12/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Knock Lending, LLC
Current Owner: Rhamachrisna Kwavuvu-Kwanzambi aka Chris Kwavuvu-Kwanzambi
Grantee (Lender On Deed of Trust): KNOCK LENDING, LLC
Grantor (Borrower On Deed of Trust) CHRIS KWAVUVU-KWANZAMBI, WATA RHAMACHRISNA KWAVUVU-KWANZAMBI

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48257999 **Phone:** (187)735-32146 **Fax:**

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From May 06, 2026 Through May 12, 2026

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Foreclosure Number: 0338-2026

NED Date: 05/12/2026 **Reception #:** E6031482
Original Sale Date: 09/02/2026
Deed of Trust Date: 06/14/2023 **Recording Date:** 06/16/2023 **Reception #:** E3040865
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A

Address: 14000 East Linvale Place #212, Aurora, CO 80014

Original Note Amt: \$219,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$213,518.67 **As Of:** 04/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Wesley W Donald, Betty J Donald
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) Betty J Donald and Wesley W Donald

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1051697-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0339-2026

NED Date: 05/12/2026 **Reception #:** E6031475
Original Sale Date: 09/02/2026
Deed of Trust Date: 08/05/2022 **Recording Date:** 08/10/2022 **Reception #:** E2083882
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, WILLOW CREEK WEST, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N.: 2075-33-2-14-004

Address: 7452 EAST JAMISON CIRCLE, ENGLEWOOD, CO 80112

Original Note Amt: \$638,481.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$609,544.02 **As Of:** 04/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: JASON R WINDHAM
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) JASON R WINDHAM

Publication: Littleton Independent **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-037581 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From May 06, 2026 Through May 12, 2026

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Foreclosure Number: 0340-2026

NED Date: 05/12/2026 **Reception #:** E6031501
Original Sale Date: 09/02/2026
Deed of Trust Date: 10/15/2024 **Recording Date:** 10/16/2024 **Reception #:** E4067632
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 11, Block 1, THE PRESERVE AT GREENWOOD VILLAGE FILING NO. 2, City of Greenwood Village, County of Arapahoe, State of Colorado

Address: 5400 Preserve Parkway S, Greenwood Village, CO 80121

Original Note Amt: \$2,075,400.00 **LoanType:** Private **Interest Rate:**
Current Amount: \$2,075,400.00 **As Of:** 04/16/2026 **Interest Type:** Fixed

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

Publication: Littleton Independent **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Burns, Wall and Mueller, P.C.
Attorney File Number: 5159-87 **Phone:** (303)830-7000 **Fax:** (303)830-6708

Foreclosure Number: 0341-2026

NED Date: 05/12/2026 **Reception #:** E6031504
Original Sale Date: 09/02/2026
Deed of Trust Date: 07/28/2022 **Recording Date:** 08/03/2022 **Reception #:** E2082063
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 34, BLOCK 4, COPPERLEAF FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4717 SOUTH VERSAILLES STREET, AURORA, CO 80015

Original Note Amt: \$588,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$566,221.08 **As Of:** 04/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: ASHLEY MARIE ALI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust): ASHLEY MARIE ALI

Publication: Sentinel Colorado **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010653954 **Phone:** (303)350-3711 **Fax:** (303)813-1107