

Notices of Election and Demand Filed in Arapahoe County

From May 13, 2026 Through May 19, 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: | 0069-2025 | | | Restarted |
| NED Date: | 05/15/2026 | Reception #: | E6033106 | |
| Original Sale Date: | 09/16/2026 | | | |
| Deed of Trust Date: | 10/29/2021 | Recording Date: | 11/17/2021 | Reception #: E1176038 |
| | | Re-Recording Date | 02/22/2023 | Re-Recorded #: E3010692 |

Legal: LOT 17, BLOCK 2, SUNNYVALE AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 517 Florence Street, Aurora, CO 80010

| | | | | | |
|---------------------------|----------------|------------------|------------|-----------------------|-------|
| Original Note Amt: | \$3,616,000.00 | LoanType: | Commerical | Interest Rate: | |
| Current Amount: | \$3,449,058.16 | As Of: | 01/03/2025 | Interest Type: | Fixed |

| | |
|--|--|
| Current Lender (Beneficiary): | Wilmington Savings Fund Society, FSB, not its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3 |
| Current Owner: | Avi Schwalb |
| Grantee (Lender On Deed of Trust): | S-SVB Revolving Loan Trust I, ISAOA/ATIMA |
| Grantor (Borrower On Deed of Trust) | 1775 Chester LLC, 1376 Boston LLC, 334 Empire LLC, 10209 10 Ave LLC, 129 Del Mar LLC, 1320 Dallas LLC, 835 Kenton LLC, 5320 Worcester LLC, 800 Hanover LLC, 517 Florence LLC, 881 Tucson LLC |

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|---------------------|-------------------|--------------------------------|------------|
| Publication: | Sentinel Colorado | First Publication Date: | 07/23/2026 |
| | | Last Publication Date: | 08/20/2026 |

Attorney for Beneficiary: McCarthy & Holthus LLP

| | | | | | |
|------------------------------|------------------|---------------|---------------|-------------|---------------|
| Attorney File Number: | CO-24-1001089-LL | Phone: | (877)369-6122 | Fax: | (866)894-7369 |
|------------------------------|------------------|---------------|---------------|-------------|---------------|

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Foreclosure Number: 0342-2026

NED Date: 05/15/2026 **Reception #:** E6033101
Original Sale Date: 09/16/2026
Deed of Trust Date: 12/27/2022 **Recording Date:** 01/18/2023 **Reception #:** E3003468
Re-Recording Date **Re-Recorded #:**

Legal: LOT 45, BLOCK 19, SKY RANCH SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2018 UNDER RECEPTION NO. D8071296, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 970 Yantley Ct, Aurora, CO 80018-1876

Original Note Amt: \$552,220.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$534,052.89 **As Of:** 05/01/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Newrez LLC d/b/a/ Shellpoint Mortgage Servicing
Current Owner: Alvaro Barrandey Espinoza, Norma L. Barrandey
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) Alvaro Barrandey Espinoza, Norma L. Barrandey

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1051603-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0343-2026

NED Date: 05/15/2026 **Reception #:** E6033104
Original Sale Date: 09/16/2026
Deed of Trust Date: 08/11/2021 **Recording Date:** 08/16/2021 **Reception #:** E1127834
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 4, APACHE MESA FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 752 Lewiston Street, Aurora, CO 80011

Original Note Amt: \$300,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$280,528.87 **As Of:** 04/30/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MegaStar Financial Corp.
Current Owner: Cynthia D. Christensen, Allan B. Christensen
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Megastar Financial Corp, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Cynthia D. Christensen, Allan B. Christensen

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1052691-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0344-2026

NED Date: 05/15/2026

Reception #: E6033105

Original Sale Date: 09/16/2026

Deed of Trust Date: 12/23/2022

Recording Date: 12/30/2022

Reception #: E2122223

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 3, WILLOW TRACE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4369 S. HALIFAX WAY, AURORA, CO 80015

Original Note Amt: \$372,960.00

LoanType: VA

Interest Rate:

Current Amount: \$390,671.39

As Of: 05/01/2026

Interest Type: Fixed

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|--|--|
| Current Lender (Beneficiary): | CARRINGTON MORTGAGE SERVICES, LLC |
| Current Owner: | JUSTIN W RICHARDS AND JENNY T WINKLER RICHARDS |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES LLC |
| Grantor (Borrower On Deed of Trust) | JUSTIN W RICHARDS AND JENNY T WINKLER RICHARDS |

Publication: Sentinel Colorado

First Publication Date: 07/23/2026

Last Publication Date: 08/20/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010782555

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0345-2026

NED Date: 05/15/2026

Reception #: E6033076

Original Sale Date: 09/16/2026

Deed of Trust Date: 05/10/2021

Recording Date: 05/11/2021

Reception #: E1076468

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. E, BUILDING NO. 43, EMBARCADERO IN WILLOWRIDGE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON JULY 14, 1982 IN BOOK 3661 AT PAGE 145, AND AMENDMENTS, THIRD SUPPLEMENT TO DECLARATION RECORDED ON FEBRUARY 7, 1983 IN BOOK 3791 AT PAGE 287 AND THE THIRD SUPPLEMENT TO THE CONDOMINIUM MAP RECORDED ON JULY 14, 1982 IN BOOK 57 AT PAGES 43-45 AND AMENDMENT OF THE ARAPAHOE COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: GARAGE SPACE NUMBER E 43, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12533 E PACIFIC CIR, E, AURORA, CO 80014-6324

Original Note Amt: \$198,850.00

Loan Type: CONVENTIONAL

Interest Rate:

Current Amount: \$184,576.59

As Of: 05/01/2026

Interest Type: Fixed

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

Publication: Sentinel Colorado

First Publication Date: 07/23/2026

Last Publication Date: 08/20/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010800225

Phone: (303)350-3711

Fax: (303)813-1107

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From May 13, 2026 Through May 19, 2026

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Foreclosure Number: 0346-2026

NED Date: 05/15/2026 **Reception #:** E6033077
Original Sale Date: 09/16/2026
Deed of Trust Date: 01/12/2007 **Recording Date:** 01/19/2007 **Reception #:** B7008716
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 4, HIGHLAND VISTA SUBDIVISION FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7244 S Acoma Pl, Littleton, CO 80120

Original Note Amt: \$34,200.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$25,878.60 **As Of:** 05/01/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): Towd Point Mortgage Trust 2021-1, U.S. Bank National Association as Indenture Trustee
Current Owner: John R Osborn, Laurie A Osborn
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for MortgageIt, Inc, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) John R Osborn, Laurie A Osborn

Publication: Littleton Independent **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1049765-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0347-2026

NED Date: 05/15/2026 **Reception #:** E6033110
Original Sale Date: 09/16/2026
Deed of Trust Date: 04/29/2017 **Recording Date:** 05/09/2017 **Reception #:** D7052305
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, TIMMONS SUBDIVISION FILING NO. 1, COUNTY ARAPAHOE, STATE OF COLORADO

Address: 117 N SHERMAN ST, BYERS, CO 80103

Original Note Amt: \$172,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$138,008.61 **As Of:** 04/22/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: JAMES L MIMS AND LYDIA MIMS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC
Grantor (Borrower On Deed of Trust) JAMES L. MIMS AND LYDIA MIMS

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010779015 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0348-2026

NED Date: 05/15/2026

Reception #: E6033111

Original Sale Date: 09/16/2026

Deed of Trust Date: 12/16/2021

Recording Date: 12/28/2021

Reception #: E1194119

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 TWENTY-TWO (22), BLOCK SIXTEEN (16), CHERRYWOOD VILLAGE, FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, SUBJECT TO EASEMENTS, RIGHT-OF WAY, RESERVATIONS AND RESTRICTIONS, IF ANY, OF RECORD.

Address: 7600 S Kit Carson Drive, Centennial, CO 80122

Original Note Amt: \$720,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$411,106.94

As Of: 04/23/2026

Interest Type: Adjustable

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|--|--|
| Current Lender (Beneficiary): | Onity Mortgage Corporation f/k/a PHH Mortgage Corporation |
| Current Owner: | Judith Diane Johnson |
| Grantee (Lender On Deed of Trust): | Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation dba Liberty Reverse Mortgage, Its Successors and Assigns |
| Grantor (Borrower On Deed of Trust) | Judith Diane Johnson, Robert Earl Johnson |

Publication: Littleton Independent

First Publication Date: 07/23/2026

Last Publication Date: 08/20/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1050375-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0349-2026

NED Date: 05/15/2026 **Reception #:** E6033081
Original Sale Date: 09/16/2026
Deed of Trust Date: 05/01/2023 **Recording Date:** 05/04/2023 **Reception #:** E3030142
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 207309215147

Address: 17477 East Rice Circle #A, Aurora, CO 80015

Original Note Amt: \$50,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$48,449.30 **As Of:** 04/22/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): AMERICAN FINANCING CORPORATION
Current Owner: Sharon Spurrier
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): Sharon Spurrier

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

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

Attorney File Number: 26-037474 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0350-2026

NED Date: 05/19/2026 **Reception #:** E6033708
Original Sale Date: 09/16/2026
Deed of Trust Date: 10/30/2024 **Recording Date:** 11/04/2024 **Reception #:** E4072290
Re-Recording Date: **Re-Recorded #:**

Legal: CONDOMINIUM UNIT R-16-203, WINDMILL CREEK AMENDMENT NO. 2, ACCORDING TO THE CONDOMINIUM MAP RECORDED JANUARY 3, 2002 AT NO. B2001523 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR WINDMILL CREEK RECORDED JANUARY 3, 2002 AT RECEPTION NO. B2001524 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO

Address: 7440 S Blackhawk St Unit 16-203, Englewood, CO 80112

Original Note Amt: \$341,205.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$259,870.42 **As Of:** 05/05/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Malenie Mejia
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Malenie Mejia

Publication: Littleton Independent **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27038 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0351-2026

NED Date: 05/19/2026

Reception #: E6033706

Original Sale Date: 09/16/2026

Deed of Trust Date: 10/22/2024

Recording Date: 10/24/2024

Reception #: E4069338

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 4, SOMERSET VILLAGE SUBDIVISION, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN #: 1975-21-2-45-013

Address: 17230 E Arizona Pl, Aurora, CO 80017-4218

Original Note Amt: \$388,335.00

Loan Type: FHA

Interest Rate:

Current Amount: \$385,776.76

As Of: 05/04/2026

Interest Type: Fixed

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| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | Tammy Fairchild |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS |
| Grantor (Borrower On Deed of Trust) | Tammy Fairchild |

Publication: Sentinel Colorado

First Publication Date: 07/23/2026

Last Publication Date: 08/20/2026

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

Attorney File Number: 26-036664

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0352-2026

NED Date: 05/19/2026 **Reception #:** E6033704
Original Sale Date: 09/16/2026
Deed of Trust Date: 10/12/2021 **Recording Date:** 10/20/2021 **Reception #:** E1160428
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 5, MISSION VIEJO, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3708 S MISSION PKWY, AURORA, CO 80013-2445

Original Note Amt: \$350,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$336,381.18 **As Of:** 05/04/2026 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010806594 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0353-2026

NED Date: 05/19/2026 **Reception #:** E6033714
Original Sale Date: 09/16/2026
Deed of Trust Date: 05/16/2025 **Recording Date:** 05/22/2025 **Reception #:** E5035972
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A ATTACHED HERETO

Address: 6281 S Clarkson, Centennial, CO 80121

Original Note Amt: \$1,193,000.00 **LoanType:** Private **Interest Rate:**
Current Amount: \$1,193,000.00 **As Of:** 05/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Indicate Capital REIT, LLC
Current Owner: 6281 S Clarkson LLC a Colorado limited liability company
Grantee (Lender On Deed of Trust): Indicate Capital REIT, LLC
Grantor (Borrower On Deed of Trust) 6281 S Clarkson LLC a Colorado limited liability company

Publication: Littleton Independent **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026
Attorney for Beneficiary: Burns, Wall and Mueller, P.C.
Attorney File Number: 5159-94 **Phone:** (303)830-7000 **Fax:** (303)830-6708

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Foreclosure Number: 0354-2026

NED Date: 05/19/2026 **Reception #:** E6033709
Original Sale Date: 09/16/2026
Deed of Trust Date: 02/17/2016 **Recording Date:** 02/18/2016 **Reception #:** D6016810
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 6, TOLLGATE CROSSING SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5386 S Haleyville Way, Aurora, CO 80016

Original Note Amt: \$374,000.00 **LoanType:** Consumer **Interest Rate:**
Current Amount: \$208,513.55 **As Of:** 04/28/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Taoufik Mossadek and Khadija El Hassni
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as Nominee for FirstBank
Grantor (Borrower On Deed of Trust): Taoufik Mossadek and Khadija El Hassni

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP
Attorney File Number: 307912.00154 **Phone:** (303)628-9690 **Fax:**

Foreclosure Number: 0355-2026

NED Date: 05/19/2026 **Reception #:** E6033721
Original Sale Date: 09/16/2026
Deed of Trust Date: 09/12/2025 **Recording Date:** 09/15/2025 **Reception #:** E5066075
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 3, PINEY CREEK FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 207317229026

Address: 5416 S HANNIBAL COURT, Centennial, CO 80015

Original Note Amt: \$760,962.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$760,962.00 **As Of:** 05/06/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: Rose Kamil AL-Makssosi, Abdulaheem Taher Aldweik
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Abdulaheem Taher Aldweik AND ROSE KAMIL AL-MAKSSOSI

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-037396 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0356-2026

NED Date: 05/19/2026 **Reception #:** E6033712
Original Sale Date: 09/16/2026
Deed of Trust Date: 10/25/2019 **Recording Date:** 10/31/2019 **Reception #:** D9117934
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 35, BLOCK 31, AURORA HILLS FILING NO. FOUR, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APNT #: 197313120010

Address: 422 S Uvalda St, Aurora, CO 80012

Original Note Amt: \$345,441.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$302,245.45 **As Of:** 05/06/2026 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

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

Attorney File Number: 26-037269 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0357-2026

NED Date: 05/19/2026 **Reception #:** E6033717
Original Sale Date: 09/16/2026
Deed of Trust Date: 07/06/2022 **Recording Date:** 07/12/2022 **Reception #:** E2074572
Re-Recording Date: **Re-Recorded #:**

Legal: Legal Description Attached As Exhibit A

Address: 2511 Worchester Ct, Unit D, Aurora, CO 80014

Original Note Amt: \$348,096.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$342,559.27 **As Of:** 05/07/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Ramon L. Agbunag
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): Ramon L. Agbunag

Publication: Sentinel Colorado **First Publication Date:** 07/23/2026
Last Publication Date: 08/20/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1052489-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0358-2026

NED Date: 05/19/2026

Reception #: E6033713

Original Sale Date: 09/16/2026

Deed of Trust Date: 04/21/2018

Recording Date: 05/04/2018

Reception #: D8043665

Re-Recording Date

Re-Recorded #:

Legal: THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 18, BLOCK 1, HAMPDEN TOWN CENTER SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3827 South Dayton Street, Aurora, CO 80014

Original Note Amt: \$75,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$71,874.90

As Of: 05/07/2026

Interest Type: Adjustable

| | |
|--|----------------------------------|
| Current Lender (Beneficiary): | Wells Fargo Bank, N.A. |
| Current Owner: | Gregory Alan Gress, Benjamin Lee |
| Grantee (Lender On Deed of Trust): | Wells Fargo Bank, N.A. |
| Grantor (Borrower On Deed of Trust) | Gregory Alan Gress, Benjamin Lee |

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Attorney for Beneficiary: McCarthy & Holthus LLP

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