

# Notices of Election and Demand Filed in Arapahoe County

From May 20, 2026 Through May 26, 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:** 0359-2026

**NED Date:** 05/22/2026      **Reception #:** E6034765  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 05/03/2022      **Recording Date:** 05/09/2022      **Reception #:** E2051297  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 23, Block 4, Stone Ridge Park Subdivision Filing No. 10, County of Arapahoe, State of Colorado.

**Address:** 1753 S Cathay St, Aurora, CO 80017

**Original Note Amt:** \$514,500.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$484,268.15      **As Of:** 04/20/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing LLC  
**Current Owner:** James E Williams  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for JFQ Lending, LLC  
**Grantor (Borrower On Deed of Trust):** James E Williams

**Publication:** Sentinel Colorado      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 26CO00126-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0360-2026

**NED Date:** 05/22/2026      **Reception #:** E6034774  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 10/30/2020      **Recording Date:** 11/04/2020      **Reception #:** E0151806  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 36, BLOCK 1, THE SHORES, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2915 S Lansing Way, Aurora, CO 80014

**Original Note Amt:** \$294,566.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$254,151.22      **As Of:** 04/13/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Tara Vanderlip  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage  
**Grantor (Borrower On Deed of Trust):** Tara Vanderlip

**Publication:** Sentinel Colorado      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 26CO00183-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

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**Foreclosure Number:** 0361-2026

**NED Date:** 05/22/2026      **Reception #:** E6034768  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 08/05/2023      **Recording Date:** 08/10/2023      **Reception #:** E3054994  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 1, SHERIDAN HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3113 W JEFFERSON AVE, ENGLEWOOD, CO 80110

**Original Note Amt:** \$412,392.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$398,266.25      **As Of:** 05/08/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION  
**Current Owner:** IVONA MANZANARES AND PARRIS ALEXYS VASQUEZ  
**Grantee (Lender On Deed of Trust):** CROSSCOUNTRY MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust):** IVONA MANZANARES AND PARRIS ALEXYS VASQUEZ

**Publication:** Littleton Independent      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010789402      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0362-2026

**NED Date:** 05/22/2026      **Reception #:** E6034767  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/28/2019      **Recording Date:** 10/04/2019      **Reception #:** D9105766  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 13931 E Marina Drive Apt 601, Aurora, CO 80014

**Original Note Amt:** \$273,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$98,873.37      **As Of:** 05/07/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES LLC  
**Current Owner:** Jeffrey D. Kuxhausen  
**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):** Jeffrey D. Kuxhausen

**Publication:** Sentinel Colorado      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-037644      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0363-2026

**NED Date:** 05/22/2026      **Reception #:** E6034771  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 12/18/2021      **Recording Date:** 12/27/2021      **Reception #:** E1193241  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 13, BROADMOOR THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 394 W SHEPPERD AVE, Littleton, CO 80120

**Original Note Amt:** \$336,000.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$311,187.17      **As Of:** 05/08/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CREDIT UNION OF COLORADO  
**Current Owner:** ELSBETH M WALKLEY  
**Grantee (Lender On Deed of Trust):** CREDIT UNION OF COLORADO  
**Grantor (Borrower On Deed of Trust):** ELSBETH M WALKLEY

**Publication:** Littleton Independent      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-037234      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0364-2026

**NED Date:** 05/22/2026      **Reception #:** E6034770  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 07/28/2021      **Recording Date:** 07/29/2021      **Reception #:** E1119591  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT 302, BUILDING 1, TERRACE AT CHERRY CREEK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED NOVEMBER 8, 1995, AS RECEPTION NO. A5118905, AND CONDOMINIUM DECLARATION OF TERRACE AT CHERRY CREEK CONDOMINIUMS RECORDED NOVEMBER 8, 1995, AS RECEPTION NO. A5118904 OF ARAPAHOE COUNTY RECORDS, TOGETHER WITH THE RIGHT TO USE INDIVIDUAL PARKING SPACE 17, BUILDING 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6425 S Dayton Street 302, Englewood, CO 80111

**Original Note Amt:** \$310,000.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$285,073.62      **As Of:** 04/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Brian Shelton  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Brian Shelton

**Publication:** Littleton Independent      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 26CO00210-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

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**Foreclosure Number:** 0365-2026

**NED Date:** 05/22/2026      **Reception #:** E6034772  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/10/2021      **Recording Date:** 09/14/2021      **Reception #:** E1143124  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 23 AND THE SOUTH 20 FEET OF LOT 22, BLOCK 4, AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1108 Jamaica Street, Aurora, CO 80010

**Original Note Amt:** \$352,000.00      **LoanType:** Consumer      **Interest Rate:**  
**Current Amount:** \$317,097.40      **As Of:** 05/08/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FirstBank  
**Current Owner:** Shea Factory  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as Nominee for FirstBank  
**Grantor (Borrower On Deed of Trust):** Shea Factory

**Publication:** Sentinel Colorado      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Womble Bond Dickinson (US) LLP  
**Attorney File Number:** 307918-00169      **Phone:** (303)628-9690      **Fax:**

**Foreclosure Number:** 0366-2026

**NED Date:** 05/22/2026      **Reception #:** E6034766  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 01/04/2022      **Recording Date:** 01/11/2022      **Reception #:** E2004114  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 8, Block 9, Burns Aurora, Second Filing, County of Arapahoe, State of Colorado.

**Address:** 11192 E 7th Ave, Aurora, CO 80010

**Original Note Amt:** \$255,500.00      **LoanType:** FNMA      **Interest Rate:**  
**Current Amount:** \$235,618.76      **As Of:** 05/11/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Onslow Bay Financial LLC  
**Current Owner:** Antonio Davila Reyes  
**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):** Antonio Davila Reyes

**Publication:** Sentinel Colorado      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO27016      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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From May 20, 2026 Through May 26, 2026

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**Foreclosure Number:** 0367-2026

**NED Date:** 05/22/2026

**Reception #:**

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 03/08/2024

**Recording Date:** 03/15/2024

**Reception #:** E4015476

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 13691 E Marina Drive Apt 103, Aurora, CO 80014

**Original Note Amt:** \$517,500.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$8,933.77

**As Of:** 05/07/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	GUILD MORTGAGE COMPANY LLC
<b>Current Owner:</b>	Norman D Teltow
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Norman D Teltow

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 08/27/2026

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

**Attorney File Number:** 26-037586

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

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

**Foreclosure Number:** 0368-2026

**NED Date:** 05/26/2026

**Reception #:** E6035277

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 05/11/2021

**Recording Date:** 05/17/2021

**Reception #:** E1079666

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 10, Four Lakes Subdivision Filing No. 4B, County of Arapahoe, State of Colorado

**Address:** 2077 E Phillips Pl, Centennial, CO 80122

**Original Note Amt:** \$352,000.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$321,868.67

**As Of:** 04/22/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Rocket Mortgage, LLC
<b>Current Owner:</b>	Nora Floyd
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Interfirst Mortgage Company
<b>Grantor (Borrower On Deed of Trust)</b>	Nora Floyd

**Publication:** Littleton Independent

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

**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 26CO00059-1

**Phone:** (720)259-6710

**Fax:** (720)259-6709

# Notices of Election and Demand Filed in Arapahoe County

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**Foreclosure Number:** 0369-2026

**NED Date:** 05/26/2026      **Reception #:** E6035278  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 03/11/2003      **Recording Date:** 03/31/2003      **Reception #:** B3066091  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 2, HIGHPOINT SUBDIVISION, FILING NO. 1. COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3627 South Bahama Street, Aurora, CO 80013

**Original Note Amt:** \$207,000.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$178,305.89      **As Of:** 05/11/2026      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** MTGLQ Investors, L.P.  
**Current Owner:** Marlon D. Hammer, Erin L. Hammer  
**Grantee (Lender On Deed of Trust):** Ameriquest Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Marlon D. Hammer, Erin L. Hammer

**Publication:** Sentinel Colorado      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1052112-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0370-2026

**NED Date:** 05/26/2026      **Reception #:** E6035279  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/23/2022      **Recording Date:** 10/03/2022      **Reception #:** E2099682  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 9 AND 10, BLOCK 4, T.H.L. FRIBOURG'S BELVEDERE, 1ST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3026 S Pennsylvania St, Englewood, CO 80113

**Original Note Amt:** \$948,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$552,851.68      **As Of:** 05/10/2026      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Money House, Inc.  
**Current Owner:** Alwyn A. Throckmorton  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for The Money House, Inc, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Alwyn A. Throckmorton

**Publication:** Littleton Independent      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1050669-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 0371-2026

**NED Date:** 05/26/2026

**Reception #:** E6035287

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 08/30/2022

**Recording Date:** 09/01/2022

**Reception #:** E2091126

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, COPPERLEAF FILING NO. 22, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2019 UNDER RECEPTION NO. D9098204.

**Address:** 21056 E RADCLIFF PLACE, AURORA, CO 80015

**Original Note Amt:** \$658,526.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$626,720.11

**As Of:** 05/12/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	PENNYMAC LOAN SERVICES, LLC
<b>Current Owner:</b>	EMIKO NIKEIL FLAHERTY AND JOHN RONALD FLAHERTY
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEAMERICAN MORTGAGE CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	EMIKO NIKEIL FLAHERTY AND JOHN RONALD FLAHERTY

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010811107

**Phone:** (303)350-3711

**Fax:** (303)813-1107

**Foreclosure Number:** 0372-2026

**NED Date:** 05/26/2026

**Reception #:** E6035281

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 08/01/2022

**Recording Date:** 08/03/2022

**Reception #:** E2081892

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 4, TALLYN'S REACH SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 25608 E Dry Creek Dr, Aurora, CO 80016

**Original Note Amt:** \$500,000.00

**LoanType:** Conventional Residential

**Interest Rate:**

**Current Amount:** \$500,000.00

**As Of:** 05/13/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Global Federal Credit Union
<b>Current Owner:</b>	Whitney Erin Bressler, Carl Patrick Bressler Jr.
<b>Grantee (Lender On Deed of Trust):</b>	Alaska USA Federal Credit Union
<b>Grantor (Borrower On Deed of Trust)</b>	Carl Patrick Bressler Jr. Whitney Erin Bressler,

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-26-1053298-JH

**Phone:** (877)369-6122

**Fax:** (866)894-7369

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From May 20, 2026 Through May 26, 2026

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**Foreclosure Number:** 0373-2026

**NED Date:** 05/26/2026

**Reception #:** E6035282

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 02/02/2021

**Recording Date:** 02/12/2021

**Reception #:** E1024999

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT 50, BUILDING 9635, CINNIMON COURTYARD HOMES, ACCORDING TO THE MAP OF BUILDINGS 9696, 9676, 9656, 9646, 9626 AND 9554, FILED FOR RECORD IN PLAT BOOK 26 AT PAGE 74, AND THE DECLARATION FOR CINNIMON COURTYARD HOMES RECORDED IN BOOK 2240 AT PAGE 372 AND THE FIRST AMENDMENT THERETO, SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, LIMITATIONS AND EASEMENTS SET FORTH IN SAID DECLARATION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 9635 East Kansas Circle Unit 50, Denver, CO 80247

**Original Note Amt:** \$107,000.00

**LoanType:** Consumer

**Interest Rate:**

**Current Amount:** \$95,503.84

**As Of:** 05/13/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Westerra Credit Union

**Current Owner:** Randnell J. Crisp

**Grantee (Lender On Deed of Trust):** Westerra Credit Union

**Grantor (Borrower On Deed of Trust):** Randnell J Crisp

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch PC

**Attorney File Number:** 3085-104 B

**Phone:** (303)329-3363

**Fax:**