

Notices of Election and Demand Filed in Arapahoe County

From April 29, 2026 Through May 05, 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: 0311-2026

NED Date: 05/01/2026 **Reception #:** E6029559
Original Sale Date: 09/02/2026
Deed of Trust Date: 08/29/2022 **Recording Date:** 08/31/2022 **Reception #:** E2090516
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED EXHIBIT A

Address: 4561 S Hannibal St, Aurora, CO 80015

Original Note Amt: \$294,566.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$261,561.83 **As Of:** 04/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MidFirst Bank
Current Owner: Isaac Alan Chavez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Fairway Independent Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Isaac Alan Chavez

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-26-1051561-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0312-2026

NED Date: 05/01/2026 **Reception #:** E6029560
Original Sale Date: 09/02/2026
Deed of Trust Date: 03/14/2022 **Recording Date:** 03/23/2022 **Reception #:** E2032745
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN #: 1975-19-3-14-041

Address: 14133 East Montana Circle b, Aurora, CO 80012

Original Note Amt: \$274,725.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$256,894.09 **As Of:** 04/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Kayla Rubio
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kayla Rubio

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: 26-037407 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0313-2026

NED Date: 05/01/2026 **Reception #:** E6029561
Original Sale Date: 09/02/2026
Deed of Trust Date: 04/27/2023 **Recording Date:** 04/28/2023 **Reception #:** E3028265
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 2, HAMPDEN HILLS AT AURORA SUBDIVISION, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3664 S Danube Cir, Aurora, CO 80013

Original Note Amt: \$397,664.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$385,674.11 **As Of:** 04/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Temani Levay Adams, Delicia L. Johnson, Termani Levy Adams
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Delicia L. Johnson AND Temani Levay Adams

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: 26-037447 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0314-2026

NED Date: 05/05/2026 **Reception #:** E6030211
Original Sale Date: 09/02/2026
Deed of Trust Date: 03/07/2022 **Recording Date:** 03/14/2022 **Reception #:** E2028731
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 7, Country Lane Subdivision Filing No. 7, County of Arapahoe, State of Colorado.

Address: 2380 South Waco Court, Aurora, CO 80013

Original Note Amt: \$585,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$557,992.00 **As Of:** 04/15/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, as Trustee for LB-Treehouse Series VI Trust
Current Owner: Jodie Cathryn Myers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nations Direct Mortgage, LLC
Grantor (Borrower On Deed of Trust): Jodie Cathryn Myers and Mitchell Paul Myers

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

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00372-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0315-2026

NED Date: 05/05/2026 **Reception #:** E6030233
Original Sale Date: 09/02/2026
Deed of Trust Date: 03/27/1996 **Recording Date:** 04/08/1996 **Reception #:** A6041896
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, SOUTHBRIDGE SUBDIVISION, FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 629 West Jamison Circle, Littleton, CO 80120

Original Note Amt: \$123,722.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$2,505.93 **As Of:** 04/21/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): Rocket Mortgage, LLC
Current Owner: Dan L. Romines
Grantee (Lender On Deed of Trust): CTX Mortgage Company
Grantor (Borrower On Deed of Trust): Dan L. Romines

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: CO26656 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0316-2026

NED Date: 05/05/2026 **Reception #:** E6030237
Original Sale Date: 09/02/2026
Deed of Trust Date: 08/04/2023 **Recording Date:** 08/07/2023 **Reception #:** E3054097
Re-Recording Date **Re-Recorded #:**

Legal: LOT 46, BLOCK 4, SKY RANCH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 609 N Bently St, Watkins, CO 80137

Original Note Amt: \$490,943.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$478,539.60 **As Of:** 04/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Jose Angel Pinzon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for KBHS Home Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Jose Angel Pinzon

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: CO26676 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0317-2026

NED Date: 05/05/2026 **Reception #:** E6030242
Original Sale Date: 09/02/2026
Deed of Trust Date: 04/07/2023 **Recording Date:** 04/07/2023 **Reception #:** E3023135
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 7, AURORA HIGHLANDS SUBDIVISION - FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1824 South Uravan Street, Aurora, CO 80017

Original Note Amt: \$461,487.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$368,387.94 **As Of:** 04/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC
Current Owner: Alexis Aguilar-Gomez
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): Alexis Aguilar-Gomez

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-26-1049777-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0318-2026

NED Date: 05/05/2026 **Reception #:** E6030244
Original Sale Date: 09/02/2026
Deed of Trust Date: 07/01/2022 **Recording Date:** 07/07/2022 **Reception #:** E2072984
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, WHEATLANDS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24740 E Euclid Pl, Aurora, CO 80016-2492

Original Note Amt: \$412,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$422,005.97 **As Of:** 04/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Willard J. Ehlers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Willard J. Ehlers

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: CO24164 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0319-2026

NED Date: 05/05/2026 **Reception #:** E6030246
Original Sale Date: 09/02/2026
Deed of Trust Date: 06/28/2024 **Recording Date:** 07/03/2024 **Reception #:** E4042681
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 20, HOFFMAN TOWN SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-01-1-19-007

Address: 1224 Yuba Street, Aurora, CO 80011

Original Note Amt: \$427,121.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$420,692.98 **As Of:** 04/22/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Eduardo Francisco Alvarado AND Faith Evonne Alvarado
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) Eduardo Francisco Alvarado AND Faith Evonne Alvarado

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: 25-035326 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0320-2026

NED Date: 05/05/2026 **Reception #:** E6030249
Original Sale Date: 09/02/2026
Deed of Trust Date: 04/12/2023 **Recording Date:** 04/13/2023 **Reception #:** E3024317
Re-Recording Date **Re-Recorded #:**

Legal: Lot 14, Block 9, Harmony Subdivision Filing No. 12, City of Aurora, County of Arapahoe, State of Colorado

Address: 126 S Vandriver Way, Aurora, CO 80018

Original Note Amt: \$537,700.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$522,612.18 **As Of:** 04/23/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Samantha Shepard
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Luminate
Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Samantha Shepard

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: CO26225 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0321-2026

NED Date: 05/05/2026

Reception #: E6030209

Original Sale Date: 09/02/2026

Deed of Trust Date: 09/06/2014

Recording Date: 09/15/2014

Reception #: D4085308

Re-Recording Date

Re-Recorded #:

Legal: LOT 47, BLOCK 7, STONE RIDGE PARK SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18690 East Colorado Drive, Aurora, CO 80017

Original Note Amt: \$116,000.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$31,618.43

As Of: 04/23/2026

Interest Type: Fixed

Current Lender (Beneficiary): Selene Finance, LP

Current Owner: Jalin Martin

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) Jana Ditto and John Ditto

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: CO26094

Phone: (303)274-0155

Fax: (303)274-0159