

# Notices of Election and Demand Filed in Arapahoe County

From June 03, 2026 Through June 09, 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:** 0657-2025 **Restarted**

**NED Date:** 06/09/2026      **Reception #:** E6039629  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 11/01/2024      **Recording Date:** 11/05/2024      **Reception #:** E4072739  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 7, COLUMBINE HEIGHTS, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6690 South Sheridan Blvd, Littleton, CO 80123

**Original Note Amt:** \$1,237,500.00      **LoanType:** Commercial      **Interest Rate:**  
**Current Amount:** \$1,237,500.00      **As Of:** 10/26/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust Company, National Association, as successor in Interest to U.S. Bank National Association, not in its individual capacity but solely as trustee of Plaza RTL Trust  
**Current Owner:** Candice Telaya Koch Dalek  
**Grantee (Lender On Deed of Trust):** Conventus LLC, a California limited liability company  
**Grantor (Borrower On Deed of Trust):** Candice Telaya Koch Dalek

**Publication:** Littleton Independent      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-25-1026806-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0673-2025 **Restarted**

**NED Date:** 06/09/2026      **Reception #:** E6039634  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 11/17/2022      **Recording Date:** 11/21/2022      **Reception #:** E2113249  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

**Address:** 14701 E Tennessee Drive Unit 132, Aurora, CO 80012

**Original Note Amt:** \$216,000.00      **LoanType:** FHLMC      **Interest Rate:**  
**Current Amount:** \$210,494.01      **As Of:** 10/31/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Sharon Hanany  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Able Financial, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Sharon Hanany

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO25773      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** 0385-2026

**NED Date:** 06/05/2026      **Reception #:** E6038963  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 09/01/2022      **Recording Date:** 09/07/2022      **Reception #:** E2092630  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 96, BLOCK 1, THE TIMBERS FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 15146 E JEFFERSON PL, AURORA, CO 80014-4077

**Original Note Amt:** \$284,900.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$271,554.20      **As Of:** 05/11/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC  
**Current Owner:** KENNETH JACKSON AND TRACEY R JACKSON  
**Grantee (Lender On Deed of Trust):** CALIBER HOME LOANS,INC.  
**Grantor (Borrower On Deed of Trust):** TRACEY R JACKSON AND KENNETH JACKSON

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010811206      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0386-2026

**NED Date:** 06/05/2026      **Reception #:** E6038956  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 01/16/2024      **Recording Date:** 01/17/2024      **Reception #:** E4003016  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN #: 2073-04-3-28-025

**Address:** 17620 East Loyola Drive Unit 1711L, Aurora, CO 80013

**Original Note Amt:** \$216,015.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$212,342.29      **As Of:** 05/21/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Michael Bautista  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NBH BANK, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Michael Bautista

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 26-037731      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0387-2026

**NED Date:** 06/05/2026      **Reception #:** E6038954  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 07/26/2019      **Recording Date:** 08/02/2019      **Reception #:** D9077551  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 4, SEVEN HILLS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 1975-34-4-17-013

**Address:** 19835 East Girard Avenue, Aurora, CO 80013

**Original Note Amt:** \$337,769.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$232,011.99      **As Of:** 05/22/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Henry J. Bernier AND Robert J. Wood AND Tiamo R. Wood  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Henry J. Bernier AND Robert J. Wood AND Tiamo R. Wood

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

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

**Attorney File Number:** 26-037531      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0388-2026

**NED Date:** 06/05/2026      **Reception #:** E6038957  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 05/10/2023      **Recording Date:** 05/16/2023      **Reception #:** E3032519  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 158, BLOCK 1, CASTLE CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 12224 EAST 2ND DRIVE, AURORA, CO 80011-8335

**Original Note Amt:** \$93,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$91,989.37      **As Of:** 05/13/2026      **Interest Type:** Fixed

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

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

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

**Attorney File Number:** 00000010777043      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 0389-2026

**NED Date:** 06/09/2026

**Reception #:**

**Original Sale Date:** 09/30/2026

**Deed of Trust Date:** 04/20/2007

**Recording Date:** 04/23/2007

**Reception #:** B7050996

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 25, Block 8, Tollgate Crossing Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 23605 E Grand Place, Aurora, CO 80016

**Original Note Amt:** \$292,570.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$152,515.35

**As Of:** 05/26/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NewRez LLC d/b/a Shellpoint Mortgage Servicing
<b>Current Owner:</b>	Wan F. Fu and Yu R. Huang
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Countrywide Home Loans, Inc. dba America"s Wholesale Lender, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Yu Rui Huang

**Publication:** Sentinel Colorado

**First Publication Date:** 08/06/2026

**Last Publication Date:** 09/03/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO26451

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0390-2026

**NED Date:** 06/09/2026

**Reception #:** E6039626

**Original Sale Date:** 09/30/2026

**Deed of Trust Date:** 03/02/2022

**Recording Date:** 03/11/2022

**Reception #:** E2028019

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

**Address:** 2278 S Kenton Way, Aurora, CO 80014

**Original Note Amt:** \$380,000.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$355,823.03

**As Of:** 05/26/2026

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Rocket Mortgage, LLC
<b>Current Owner:</b>	Yong Soo Choi
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fairway Asset Corporation, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Yong Soo Choi

**Publication:** Sentinel Colorado

**First Publication Date:** 08/06/2026

**Last Publication Date:** 09/03/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO26804

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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**Foreclosure Number:** 0391-2026

**NED Date:** 06/09/2026      **Reception #:** E6039628  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 07/01/2022      **Recording Date:** 07/05/2022      **Reception #:** E2072402  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, MEADOWOOD FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2797 S Helena Way, Aurora, CO 80013

**Original Note Amt:** \$481,124.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$458,049.41      **As Of:** 05/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** Kurtis Kroeckel  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Kurtis Kroeckel

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

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

**Attorney File Number:** 26-037750      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0392-2026

**NED Date:** 06/09/2026      **Reception #:** E6039630  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 09/07/2022      **Recording Date:** 09/09/2022      **Reception #:** E2093207  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 62, BLOCK 2, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 031631998

**Address:** 17698 E Loyola Dr #B, Aurora, CO 80013

**Original Note Amt:** \$316,869.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$300,912.99      **As Of:** 05/26/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** Norma Angelica Toscano  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Norma Angelica Toscano

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026

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

**Attorney File Number:** 26-037570      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0393-2026

**NED Date:** 06/09/2026      **Reception #:** E6039631  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 05/14/2021      **Recording Date:** 05/20/2021      **Reception #:** E1081797  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT NO. 1757A, BUILDING NO. 1, BRITTANY HIGHLANDS CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON JUNE 29, 1981 IN BOOK 3440 AT PAGE 558 AND THE FIRST AMENDMENT THERETO RECORDED ON APRIL 26, 1982 IN BOOK 3614 AT PAGE 162, AND CONDOMINIUM MAP RECORDED ON JUNE 29, 1981 IN BOOK 51 AT PAGE 56 OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1757 S Pitkin St Unit A, Aurora, CO 80017-4238

**Original Note Amt:** \$177,500.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$163,774.89      **As Of:** 05/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Sailfish Servicing, LLC  
**Current Owner:** Janei Maynard  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Universal Lending Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Janei Maynard

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1050188-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0394-2026

**NED Date:** 06/09/2026      **Reception #:** E6039633  
**Original Sale Date:** 09/30/2026  
**Deed of Trust Date:** 11/06/2007      **Recording Date:** 11/15/2007      **Reception #:** B7145427  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 1, COUNTRY LANE SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2485 S Truckee Way, Aurora, CO 80013

**Original Note Amt:** \$249,865.39      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$214,438.85      **As Of:** 05/28/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo USA Holdings, LLC  
**Current Owner:** Janice L. Davis  
**Grantee (Lender On Deed of Trust):** Wells Fargo Financial Colorado, Inc.  
**Grantor (Borrower On Deed of Trust):** Janice L. Davis, Ernest T. Davis

**Publication:** Sentinel Colorado      **First Publication Date:** 08/06/2026  
**Last Publication Date:** 09/03/2026  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-26-1054117-JH      **Phone:** (877)369-6122      **Fax:** (866)894-7369

*Notices of Election and Demand Filed in Arapahoe County*

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