

Notices of Election and Demand Filed in Arapahoe County

From June 17, 2026 Through June 23, 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: 0412-2026

NED Date: 06/23/2026 **Reception #:** E6043069
Original Sale Date: 10/21/2026
Deed of Trust Date: 01/23/2003 **Recording Date:** 02/07/2003 **Reception #:** B3029050
Re-Recording Date **Re-Recorded #:**

Legal: LOT 73, BLOCK 18, SOUTHGLENN FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6841 South Gilpin Circle, Centennial, CO 80122

Original Note Amt: \$189,433.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$65,423.38 **As Of:** 05/26/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3
Current Owner: Benita J. Ray
Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Benita J. Ray

Publication: Littleton Independent **First Publication Date:** 08/27/2026
Last Publication Date: 09/24/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1054185-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0413-2026

NED Date: 06/23/2026 **Reception #:** E6043071
Original Sale Date: 10/21/2026
Deed of Trust Date: 04/20/2007 **Recording Date:** 04/30/2007 **Reception #:** B7054282
Re-Recording Date **Re-Recorded #:**

Legal: Lot 6, Block 2, Ridgeview Hills North, Third Filing, County of Arapahoe, State of Colorado

Address: 6331 S Ash Ct, Centennial, CO 80121

Original Note Amt: \$39,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$24,921.48 **As Of:** 06/02/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): RRA CP Opportunity Trust 1
Current Owner: Clark Bianco
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Susan I Bianco and Clark Bianco

Publication: Littleton Independent **First Publication Date:** 08/27/2026
Last Publication Date: 09/24/2026

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48261957 **Phone:** (187)735-32146 **Fax:**

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Foreclosure Number: 0414-2026

NED Date: 06/23/2026

Reception #: E6043078

Original Sale Date: 10/21/2026

Deed of Trust Date: 10/20/2023

Recording Date: 11/15/2023

Reception #: E3077473

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 16, TOWN OF DEER TRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 548 3RD AVE, DEER TRAIL, CO 80105

Original Note Amt: \$245,471.00

LoanType: FHA

Interest Rate:

Current Amount: \$241,243.78

As Of: 06/08/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	JOSHUA EUGENE RICH AND DEVON J VANSYOC
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)	JOSHUA EUGENE RICH AND DEVON J VANSYOC

Publication: Sentinel Colorado

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

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

Attorney File Number: 24-032904

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0415-2026

NED Date: 06/23/2026 **Reception #:** E6043070
Original Sale Date: 10/21/2026
Deed of Trust Date: 07/26/2012 **Recording Date:** 07/30/2012 **Reception #:** D2082814
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, COWELL'S RESUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3700 E Orchard Road, Littleton, CO 80121

Original Note Amt: \$230,300.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$206,243.59 **As Of:** 06/09/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1
Current Owner: Josi M. Gebhardt
Grantee (Lender On Deed of Trust): Colorado Professionals Mortgage, LLC
Grantor (Borrower On Deed of Trust): Josi M. Gebhardt

Publication: Littleton Independent **First Publication Date:** 08/27/2026
Last Publication Date: 09/24/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO27362 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0416-2026

NED Date: 06/23/2026 **Reception #:** E6043075
Original Sale Date: 10/21/2026
Deed of Trust Date: 01/31/2024 **Recording Date:** 02/06/2024 **Reception #:** E4007110
Re-Recording Date **Re-Recorded #:**

Legal: THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE CITY OF FOXFIELD, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

Lot 1, Block 1, MVP SB 50 Estate, a Lot Consolidation of Lots 10 and 15, Block 3, Sierra Vista Estates, Town of Foxfield, County of Arapahoe, State of Colorado

Address: 17819 East Easter Avenue, Foxfield, CO 80016-1511

Original Note Amt: \$2,908,489.12 **LoanType:** Refinance **Interest Rate:**
Current Amount: \$2,911,411.18 **As Of:** 05/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): FirsTier Bank
Current Owner: Oluwole Jolaoso Detail Empire Realty Group LLC
Grantee (Lender On Deed of Trust): FirsTier Bank
Grantor (Borrower On Deed of Trust): Oluwole Jolaoso

Publication: Sentinel Colorado **First Publication Date:** 08/27/2026
Last Publication Date: 09/24/2026

Attorney for Beneficiary: Michael Best & Friedrich, LLP
Attorney File Number: 18179 **Phone:** (303)725-8565 **Fax:**

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Foreclosure Number: 0417-2026

NED Date: 06/23/2026

Reception #: E6043076

Original Sale Date: 10/21/2026

Deed of Trust Date: 10/10/2020

Recording Date: 10/29/2020

Reception #: E0148225

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 41, DREAM HOUSE ACRES FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3153 E Weaver Pl, Centennial, CO 80121

Original Note Amt: \$419,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$357,603.02

As Of: 06/08/2026

Interest Type: Fixed

Current Lender (Beneficiary): PNC Bank, National Association

Current Owner: Christopher Moore

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for E Mortgage Capital Inc., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Christopher Moore

Publication: Littleton Independent

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1054381-JH

Phone: (877)369-6122

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Foreclosure Number: 0418-2026

NED Date: 06/23/2026

Reception #: E6043077

Original Sale Date: 10/21/2026

Deed of Trust Date: 06/24/2024

Recording Date: 07/05/2024

Reception #: E4042922

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 2 CHAMBERS HEIGHTS, FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 768 Dawson St, Aurora, CO 80011

Original Note Amt: \$310,000.00

LoanType: Commercial

Interest Rate:

Current Amount: \$306,194.99

As Of: 06/09/2026

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

Current Owner: The Rocha Group LLC

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Nations Mortgage LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) The Rocha Group LLC

Publication: Sentinel Colorado

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1055553-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0419-2026

NED Date: 06/23/2026

Reception #: E6043073

Original Sale Date: 10/21/2026

Deed of Trust Date: 09/23/2005

Recording Date: 09/26/2005

Reception #: B5144391

Re-Recording Date

Re-Recorded #:

Legal: LOTS 1, 2, AND 3, BLOCK 29, JACKSON'S BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4200 South Delaware Street, Englewood, CO 80110

Original Note Amt: \$136,500.00

Loan Type: CONV

Interest Rate:

Current Amount: \$135,882.68

As Of: 06/10/2026

Interest Type: Adjustable

Current Lender (Beneficiary):	HSBC Bank USA, National Association as Trustee for Deutsche Alt-B Securities, Inc. Mortgage Loan Trust, Series 2006-AF1
Current Owner:	Byron S. Williams
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Brokers Conduit, its successors and assigns
Grantor (Borrower On Deed of Trust)	Byron S. Williams

Publication: Littleton Independent

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27298

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0420-2026

NED Date: 06/23/2026

Reception #: E6043074

Original Sale Date: 10/21/2026

Deed of Trust Date: 07/24/2020

Recording Date: 08/18/2020

Reception #: E0106044

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 15700 E Jamison Dr Unit 4204, Englewood, CO 80112

Original Note Amt: \$165,564.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$116,296.52

As Of: 06/10/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Bungalow Funding, LLC
Current Owner:	Rajkumar Kulathoor Manikandan and Indu Mohanan
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns
Grantor (Borrower On Deed of Trust)	Rajkumar Kulathoor Manikandan and Indu Mohanan

Publication: Littleton Independent

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO26697

Phone: (303)274-0155

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