

Notices of Election and Demand Filed in Arapahoe County

From June 24, 2026 Through June 30, 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: 0421-2026

NED Date: 06/26/2026 **Reception #:** E6044023
Original Sale Date: 10/28/2026
Deed of Trust Date: 04/15/2024 **Recording Date:** 04/23/2024 **Reception #:** E4024260
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 7, WHEATLANDS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6454 S LITTLE RIVER WAY, AURORA, CO 80016

Original Note Amt: \$120,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$117,355.00 **As Of:** 05/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC
Current Owner: CLINTON J RUPP
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust): CLINTON J. RUPP

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010778355 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0422-2026

NED Date: 06/26/2026 **Reception #:** E6044026
Original Sale Date: 10/28/2026
Deed of Trust Date: 10/05/2022 **Recording Date:** 10/12/2022 **Reception #:** E2102686
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 5,
SADDLE ROCK GOLF CLUB SOUTH SUBDIVISION, FILING NO. 7,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Address: 7018 S Netherland Way, Aurora, CO 80016

Original Note Amt: \$1,365,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$1,346,158.10 **As Of:** 05/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Planet Home Lending, LLC
Current Owner: Colorado Luxury Excursions, LLC
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust): Keenan Thomas

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00437-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0423-2026

NED Date: 06/26/2026 **Reception #:** E6044032
Original Sale Date: 10/28/2026
Deed of Trust Date: 09/30/2022 **Recording Date:** 10/05/2022 **Reception #:** E2100274
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 7 IN CONDOMINIUM BUILDING O, THE THIRD TIMBERS CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP RECORDED AUGUST 26, 1977, IN CONDOMINIUM PLAT BOOK 32 AT PAGE 1 AND THE CONDOMINIUM DECLARATION RECORDED AUGUST 26, 1977, IN BOOK 2640 AT PAGE 520, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3872 S Fraser St Apt O07, Aurora, CO 80014

Original Note Amt: \$207,100.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$198,369.46 **As Of:** 06/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kristin Hicks
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): Kristin Hicks

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

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

Attorney File Number: 26-037265 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0424-2026

NED Date: 06/26/2026 **Reception #:** E6044025
Original Sale Date: 10/28/2026
Deed of Trust Date: 07/13/2022 **Recording Date:** 08/04/2022 **Reception #:** E2082418
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, PIER POINT SUBDIVISION FILING NO. 6 AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2073-06-3-21-020/031669740

Address: 13961 E Oxford Place, Aurora, CO 80014

Original Note Amt: \$410,428.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$391,584.10 **As Of:** 06/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Trent Barry MacDonald
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Trent Barry MacDonald

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

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

Attorney File Number: 26-037749 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0425-2026

NED Date: 06/30/2026 **Reception #:** E6044906
Original Sale Date: 10/28/2026
Deed of Trust Date: 10/13/2021 **Recording Date:** 10/25/2021 **Reception #:** E1162818
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 21, TRAVOIS FILING THREE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21375 E Nichols Place, Aurora, CO 80016

Original Note Amt: \$596,850.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$543,437.04 **As Of:** 06/14/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE, LP
Current Owner: Joshua A. Boyd, Annie J. Boyd
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for LoanDepot.com, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Joshua A. Boyd, Annie J. Boyd

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1054701-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0426-2026

NED Date: 06/30/2026 **Reception #:** E6044907
Original Sale Date: 10/28/2026
Deed of Trust Date: 06/03/2024 **Recording Date:** 06/10/2024 **Reception #:** E4035885
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, SABLERIDGE SUBDIVISION FILING NO. ONE. COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 14365 East Arkansas Drive, Aurora, CO 80012

Original Note Amt: \$50,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$34,123.41 **As Of:** 06/15/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Jessica L. Lopez AND Jessie E Lopez
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Jessica L. Lopez AND Jessie E Lopez

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-037655 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0427-2026

NED Date: 06/30/2026 **Reception #:** E6044901
Original Sale Date: 10/28/2026
Deed of Trust Date: 10/03/2024 **Recording Date:** 10/04/2024 **Reception #:** E4065004
Re-Recording Date **Re-Recorded #:**

Legal: Lot 2, Block 7, Tollgate Crossing Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

Address: 23602 E Chenango Pl, Aurora, CO 80016

Original Note Amt: \$589,995.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$542,207.10 **As Of:** 05/18/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
Current Owner: Robert William Young
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veteran United Home Loans
Grantor (Borrower On Deed of Trust): Robert William Young

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 26CO00163-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0428-2026

NED Date: 06/30/2026 **Reception #:** E6044902
Original Sale Date: 10/28/2026
Deed of Trust Date: 02/16/2022 **Recording Date:** 02/22/2022 **Reception #:** E2020300
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 1, CROSS CREEK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 194 N. Flat Rock Street, Aurora, CO 80018

Original Note Amt: \$105,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$104,999.14 **As Of:** 06/10/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Colorado
Current Owner: Oscar Joaquin Martinez Castellanos
Grantee (Lender On Deed of Trust): Credit Union of Colorado
Grantor (Borrower On Deed of Trust): Oscar Joaquin Martinez Castellanos

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026
Attorney for Beneficiary: Holst & Tehrani LLP
Attorney File Number: Martinez Castellanos **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: 0429-2026

NED Date: 06/30/2026 **Reception #:** E6044908
Original Sale Date: 10/28/2026
Deed of Trust Date: 06/01/2022 **Recording Date:** 06/07/2022 **Reception #:** E2062508
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 16, Block 3, Grahams Subdivision, County of Arapahoe, State of Colorado.

Address: 492 Zion St, Aurora, CO 80011

Original Note Amt: \$422,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$408,773.26 **As Of:** 06/10/2026 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00756-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0430-2026

NED Date: 06/30/2026 **Reception #:** E6044905
Original Sale Date: 10/28/2026
Deed of Trust Date: 05/17/2019 **Recording Date:** 05/20/2019 **Reception #:** D9046171
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 17197 E Whitaker Dr Unit F, Aurora, CO 80015

Original Note Amt: \$239,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$210,440.46 **As Of:** 06/16/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Ashley Huddlestun
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Ashley Huddlestun

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1037311-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0431-2026

NED Date: 06/30/2026 **Reception #:** E6044909
Original Sale Date: 10/28/2026
Deed of Trust Date: 07/15/2022 **Recording Date:** 07/26/2022 **Reception #:** E2079031
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 3, ILIFF COMMONS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19150 E Pacific Pl, Aurora, CO 80013

Original Note Amt: \$90,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$57,858.15 **As Of:** 06/08/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): BOKF, NA dba BOK Financial
Current Owner: Gary Hignite and Malina Hignite
Grantee (Lender On Deed of Trust): BOKF, NA dba BOK Financial
Grantor (Borrower On Deed of Trust): Gary Hignite and Malina Hignite

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48273210 **Phone:** (187)735-32146 **Fax:**

Foreclosure Number: 0432-2026

NED Date: 06/30/2026 **Reception #:** E6044903
Original Sale Date: 10/28/2026
Deed of Trust Date: 04/09/2024 **Recording Date:** 04/15/2024 **Reception #:** E4022290
Re-Recording Date **Re-Recorded #:**

Legal: Condominium Unit No. 204B, Building B, Red Sky Condominiums, according to the Condominium Map filed of record on January 11, 1979 in Plat Book 36 at Page 86, and Supplements thereto, and as defined in the Declaration of Condominium of Red Sky recorded January 11, 1979 in Book 2918 at Page 601, records of Arapahoe County, Colorado. Together with the exclusive right to use Parking Space (s) and/or Carport No. B204 and together with the exclusive right to use Storage Space designated 204S in Building B, County of Arapahoe, State of Colorado.

Address: 14590 E 2nd Ave Unit 204B, Aurora, CO 80011

Original Note Amt: \$216,558.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$213,360.96 **As Of:** 06/08/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING LLC
Current Owner: Gregory Haile
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust): Gregory Haile

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48275656 **Phone:** (187)735-32146 **Fax:**

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Foreclosure Number: 0433-2026

NED Date: 06/30/2026 **Reception #:** E6044911
Original Sale Date: 10/28/2026
Deed of Trust Date: 11/13/2024 **Recording Date:** 11/21/2024 **Reception #:** E4076688
Re-Recording Date **Re-Recorded #:**

Legal: The Land referred to herein below is situated in the County of Arapahoe, State of Colorado and is described as follows: Lot 12, Block 7, Southwind Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

Address: 7296 South Broadway, Centennial, CO 80122

Original Note Amt: \$379,700.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$379,700.00 **As Of:** 06/11/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Tier One Funding CA, Inc. (PAL RL 1)
Current Owner: Better Life Investments LLC, a Colorado Limited Liability Company
Grantee (Lender On Deed of Trust): HL3 Sierra, LLC
Grantor (Borrower On Deed of Trust): Better Life Investments LLC, a Colorado Limited Liability Company

Publication: Littleton Independent **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

Attorney for Beneficiary: Frasca Joiner Goodman and Greenstein PC
Attorney File Number: 7190-1110 **Phone:** (303)494-3000 **Fax:**

Foreclosure Number: 0434-2026

NED Date: 06/30/2026 **Reception #:** E6044912
Original Sale Date: 10/28/2026
Deed of Trust Date: 08/09/2022 **Recording Date:** 08/10/2022 **Reception #:** E2084318
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A ATTACHED

Address: 14218 E 1st Drive Unit C-5, Aurora, CO 80011

Original Note Amt: \$196,377.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$187,416.01 **As Of:** 06/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Emily Johnson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Amerifirst Financial, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Emily Johnson

Publication: Sentinel Colorado **First Publication Date:** 09/03/2026
Last Publication Date: 10/01/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1054893-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0435-2026

NED Date: 06/30/2026

Reception #: E6044904

Original Sale Date: 10/28/2026

Deed of Trust Date: 03/19/2021

Recording Date: 03/23/2021

Reception #: E1048541

Re-Recording Date

Re-Recorded #:

Legal: Lot 23, Block 3, Village East, Unit 4, Second Filing, County of Arapahoe, State of Colorado

Address: 1990 S Moline Way, Aurora, CO 80014-1118

Original Note Amt: \$329,000.00

LoanType: FNMA

Interest Rate:

Current Amount: \$300,608.94

As Of: 06/17/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Rocket Mortgage, LLC
Current Owner:	Mario G. Valdez and Maximo Yahir Valdez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Mario G. Valdez aka Maximo Valdez

Publication: Sentinel Colorado

First Publication Date: 09/03/2026

Last Publication Date: 10/01/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27335

Phone: (303)274-0155

Fax: (303)274-0159