

Notices of Election and Demand Filed in Arapahoe County

From July 08, 2026 Through July 14, 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: 0458-2026

NED Date:	07/10/2026	Reception #:	E6047013		
Original Sale Date:	11/04/2026				
Deed of Trust Date:	06/21/2016	Recording Date:	06/22/2016	Reception #:	D6065495
		Re-Recording Date		Re-Recorded #:	

Legal: SE ATTACHED LEGAL DESCRIPTION

Address: 2467 S VICTOR STREET B, AURORA, CO 80014

Original Note Amt:	\$250,381.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$215,651.20	As Of:	06/26/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION
Current Owner:	RYAN SWOPES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OCWEN LOAN SERVICING LLC
Grantor (Borrower On Deed of Trust)	RYAN SWOPES

Publication:	Sentinel Colorado	First Publication Date:	09/10/2026		
		Last Publication Date:	10/08/2026		
Attorney for Beneficiary:	Barrett, Frappier & Weisserman, LLP				
Attorney File Number:	00000010817450	Phone:	(303)350-3711	Fax:	(303)813-1107

Foreclosure Number: 0459-2026

NED Date:	07/10/2026	Reception #:	E6047014		
Original Sale Date:	11/04/2026				
Deed of Trust Date:	08/02/2021	Recording Date:	08/04/2021	Reception #:	E1122029
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 18, BLOCK 3, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 2073-02-2-03-020

Address: 3869 S Himalaya Way, Aurora, CO 80013

Original Note Amt:	\$441,849.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$409,589.02	As Of:	06/25/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Serge Yameogo
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)	Serge Yameogo AND Zenebech Tsige

Publication:	Sentinel Colorado	First Publication Date:	09/10/2026		
		Last Publication Date:	10/08/2026		
Attorney for Beneficiary:	Janeway Law Firm, P.C.				
Attorney File Number:	26-037092	Phone:	(303)706-9990	Fax:	(303)706-9994

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Foreclosure Number: 0460-2026

NED Date: 07/10/2026

Reception #: E6047012

Original Sale Date: 11/04/2026

Deed of Trust Date: 08/16/2021

Recording Date: 08/19/2021

Reception #: E1130016

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 2, STERLING HILLS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2174 South Ensenada Street, Aurora, CO 80013

Original Note Amt: \$498,750.00

LoanType: Conventional

Interest Rate:

Current Amount: \$444,636.85

As Of: 06/25/2026

Interest Type: Fixed

Current Lender (Beneficiary):	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner:	Omar Martinez AND Haani Jackson Martinez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Haani Jackson Martinez AND Omar Martinez

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 26-037855

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0461-2026

NED Date: 07/14/2026

Reception #: E6048097

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/06/2022

Recording Date: 09/12/2022

Reception #: E2093861

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN#: 1975-22-2-23-020

Address: 1311 S Cathay Court 104, Aurora, CO 80017

Original Note Amt: \$230,743.00

LoanType: FHA

Interest Rate:

Current Amount: \$174,018.11

As Of: 06/26/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Graciela Werner AND John Wayne Werner
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BAY EQUITY LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Graciela Werner AND John Wayne Werner

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 26-038040

Phone: (303)706-9990

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Foreclosure Number: 0462-2026

NED Date: 07/14/2026

Reception #: E6048110

Original Sale Date: 11/04/2026

Deed of Trust Date: 11/20/2020

Recording Date: 11/23/2020

Reception #: E0163238

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 1, HEARTHSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2242 S Jasper Way Apt A, Aurora, CO 80013

Original Note Amt: \$228,779.00

Loan Type: FHA

Interest Rate:

Current Amount: \$170,746.11

As Of: 06/29/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: ASHLEY N CROUSE

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) ASHLEY N CROUSE

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 26-037833

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0463-2026

NED Date: 07/14/2026

Reception #: E6048112

Original Sale Date: 11/04/2026

Deed of Trust Date: 08/16/2021

Recording Date: 09/03/2021

Reception #: E1138162

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 8, WILLOW TRACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4959 S Malaya Way, Aurora, CO 80015-6629

Original Note Amt: \$548,229.00

LoanType: FHA

Interest Rate:

Current Amount: \$506,154.53

As Of: 06/29/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Tesfaye Ali and Brutawit Asafa

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Brutawit Asafa AND Tesfaye Ali

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 26-037675

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0464-2026

NED Date: 07/14/2026

Reception #: E6048113

Original Sale Date: 11/04/2026

Deed of Trust Date: 04/20/2007

Recording Date: 04/30/2007

Reception #: B7054281

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 2, RIDGEVIEW HILLS NORTH, THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 207519316029

Address: 6331 S Ash Ct, Centennial, CO 80121

Original Note Amt: \$188,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$75,588.73

As Of: 06/16/2026

Interest Type: Fixed

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION , as trustee for Deutsche Alt-A Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2007-1

Current Owner: Clark Bianco

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Clark Bianco AND Susan I Bianco

Publication: Littleton Independent

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 24-032660

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0465-2026

NED Date: 07/14/2026

Reception #: E6048103

Original Sale Date: 11/04/2026

Deed of Trust Date: 07/20/2017

Recording Date: 07/21/2017

Reception #: D7082505

Re-Recording Date

Re-Recorded #:

Legal: LOT 47, BLOCK 2, SOMERSET VILLAGE SUBDIVISION, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1232 S Richfield St, Aurora, CO 80017

Original Note Amt: \$277,874.00

LoanType: FHA

Interest Rate:

Current Amount: \$206,067.10

As Of: 06/30/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Stanley Bailey and Rebecca Sherwood
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Stanley Bailey and Rebecca Sherwood

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1056777-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0466-2026

NED Date: 07/14/2026

Reception #: E6048104

Original Sale Date: 11/04/2026

Deed of Trust Date: 06/05/2024

Recording Date: 06/11/2024

Reception #: E4036329

Re-Recording Date

Re-Recorded #:

Legal: LOT 32, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18094 E Ford Place, Aurora, CO 80017

Original Note Amt: \$540,038.00

LoanType: FHA

Interest Rate:

Current Amount: \$531,575.85

As Of: 06/29/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Jerry L. Morgan Jr.
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Jerry L. Morgan Jr.

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1056776-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0467-2026

NED Date: 07/14/2026

Reception #: E6048105

Original Sale Date: 11/04/2026

Deed of Trust Date: 02/19/2022

Recording Date: 03/11/2022

Reception #: E2028103

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 1, PRIDE'S CROSSING SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4916 S Cathay Court, Aurora, CO 80015

Original Note Amt: \$825,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$333,780.91

As Of: 07/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Onity Mortgage Corporation f/k/a PHH Mortgage Corporation
Current Owner:	Dixon L. Hyatt
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Mutual of Omaha Mortgage, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Dixon L. Hyatt

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1055550-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0468-2026

NED Date: 07/14/2026

Reception #: E6048116

Original Sale Date: 11/04/2026

Deed of Trust Date: 02/26/2020

Recording Date: 02/28/2020

Reception #: E0025518

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 1, ILIFF COMMONS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1975-27-2-17-031

Address: 19268 East Caspian Place, Aurora, CO 80013

Original Note Amt: \$432,030.00

LoanType: FHA

Interest Rate:

Current Amount: \$350,187.42

As Of: 07/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Anthony S. Kasiba AND Cayla Kasiba
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)	Anthony S. Kasiba AND Cayla Kasiba

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 22-028385

Phone: (303)706-9990

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Foreclosure Number: 0469-2026

NED Date: 07/14/2026

Reception #: E6048107

Original Sale Date: 11/04/2026

Deed of Trust Date: 05/09/2022

Recording Date: 05/10/2022

Reception #: E2051848

Re-Recording Date

Re-Recorded #:

Legal: LOT 105, BIJOU CREEK FIRST AMENDMENT FINAL PLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 495 S 3rd Avenue, Deer Trail, CO 80105

Original Note Amt: \$386,617.00

LoanType: FHA

Interest Rate:

Current Amount: \$280,150.99

As Of: 07/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Alanna Turkington AND Devin O'Malley

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Alanna Turkington AND Devin O'Malley

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 26-037935

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Foreclosure Number: 0470-2026

NED Date: 07/14/2026

Reception #: E6048109

Original Sale Date: 11/04/2026

Deed of Trust Date: 10/29/2020

Recording Date: 11/04/2020

Reception #: E0151723

Re-Recording Date

Re-Recorded #:

Legal: LOT 85, BLOCK 1, SAN FRANCISCO FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197519336085

Address: 1703 S Blackhawk Way Apt A, Aurora, CO 80012

Original Note Amt: \$253,326.00

LoanType: FHA

Interest Rate:

Current Amount: \$225,726.82

As Of: 07/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Natalie Jones

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Natalie C Jones

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: 26-038029

Phone: (303)706-9990

Fax: (303)706-9994