

# Notices of Election and Demand Filed in Arapahoe County

From July 15, 2026 Through July 21, 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:** 0471-2026

**NED Date:** 07/17/2026

**Reception #:** E6049197

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 02/14/2022

**Recording Date:** 03/02/2022

**Reception #:** E2024166

**Re-Recording Date**

**Re-Recorded #:**

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

**Address:** 18989 E Warren Drive Unit G-307, Aurora, CO 80013

**Original Note Amt:** \$300,700.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$276,360.56

**As Of:** 07/02/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC

**Current Owner:** Kane White

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Zillow Home Loans, LLC, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Kane White

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** CO27486

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

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

**Foreclosure Number:** 0472-2026

**NED Date:** 07/17/2026

**Reception #:** E6049201

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 08/06/2021

**Recording Date:** 08/10/2021

**Reception #:** E1124789

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 5, AURORA HIGHLANDS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 197521406007

**Address:** 17868 E Mexico Dr, Aurora, CO 80017-5379

**Original Note Amt:** \$390,791.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$353,600.58

**As Of:** 07/02/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Herbert Lima

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Herbert Lima

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** 25-035788

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** 0473-2026

**NED Date:** 07/17/2026

**Reception #:** E6049200

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 09/09/2022

**Recording Date:** 09/16/2022

**Reception #:** E2095278

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 19, AURORA HILLS, FILING NO. THREE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 12474 E Alaska Ave, Aurora, CO 80012-2354

**Original Note Amt:** \$447,700.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$422,195.10

**As Of:** 07/06/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Rocket Mortgage, LLC

**Current Owner:** James Smiley

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns

**Grantor (Borrower On Deed of Trust)** James Smiley

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** CO27244

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

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

**Foreclosure Number:** 0474-2026

**NED Date:** 07/17/2026

**Reception #:** E6049198

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 05/20/2022

**Recording Date:** 05/24/2022

**Reception #:** E2057348

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 4, Block 11, Sterling Hills Filing No. 10, County of Arapahoe, State of Colorado.

**Address:** 18912 E Harvard Dr, Aurora, CO 80013-6430

**Original Note Amt:** \$571,950.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$517,496.65

**As Of:** 07/06/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC

**Current Owner:** Ivan Biazliudau and Yuliya Biazliudava

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Ivan Biazliudau and Yuliya Biazliudava

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** CO27212

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

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

# Notices of Election and Demand Filed in Arapahoe County

From July 15, 2026 Through July 21, 2026

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**Foreclosure Number:** 0475-2026

**NED Date:** 07/17/2026

**Reception #:** E6049199

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 07/01/2019

**Recording Date:** 07/03/2019

**Reception #:** D9064966

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 90, SMOKY HILL 400 FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2073-16-1-34-001

**Address:** 18109 East Crestline Circle, Centennial, CO 80015-2676

**Original Note Amt:** \$348,570.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$309,277.25

**As Of:** 07/06/2026

**Interest Type:** Fixed

|                                            |                                                                                                                             |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Current Lender (Beneficiary):</b>       | COLORADO HOUSING AND FINANCE AUTHORITY                                                                                      |
| <b>Current Owner:</b>                      | Giovanni Z. Gomez                                                                                                           |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR<br>AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS |
| <b>Grantor (Borrower On Deed of Trust)</b> | Giovanni Z. Gomez                                                                                                           |

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** 23-030931

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** 0476-2026

**NED Date:** 07/21/2026

**Reception #:** E6050105

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 01/28/2026

**Recording Date:** 01/30/2026

**Reception #:** E6006142

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, STERLING HILLS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 2353 Fundy Way, Aurora, CO 80011

**Original Note Amt:** \$310,000.00

**LoanType:** Hard

**Interest Rate:**

**Current Amount:** \$310,000.00

**As Of:** 07/07/2026

**Interest Type:** Fixed

|                                            |                                                          |
|--------------------------------------------|----------------------------------------------------------|
| <b>Current Lender (Beneficiary):</b>       | Capital Fund REIT LLC                                    |
| <b>Current Owner:</b>                      | Primal Realty LLC                                        |
| <b>Grantee (Lender On Deed of Trust):</b>  | Capital Fund I, LLC ISAOA                                |
| <b>Grantor (Borrower On Deed of Trust)</b> | Primal Realty, LLC, a Colorado Limited Liability Company |

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

**Attorney for Beneficiary:** Gantenbein Law Firm

**Attorney File Number:** 66832

**Phone:** (303)618-2122

**Fax:**

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From July 15, 2026 Through July 21, 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:** 0477-2026

**NED Date:** 07/21/2026

**Reception #:** E6049925

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 06/13/2024

**Recording Date:** 06/18/2024

**Reception #:** E4038191

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 21, BLOCK 1, SETTLERS VILLAGE SUBDIVISION FILING NO, 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 728 S Granby Cir, Aurora, CO 80012

**Original Note Amt:** \$131,459.86

**LoanType:** HELOC

**Interest Rate:**

**Current Amount:** \$130,679.13

**As Of:** 07/08/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** All In Credit Union

**Current Owner:** Delores A. Varner

**Grantee (Lender On Deed of Trust):** DART Collateral Manager LLC, as Beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns

**Grantor (Borrower On Deed of Trust)** Michael Varner and Delores Varner

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** CO27267

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

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

**Foreclosure Number:** 0478-2026

**NED Date:** 07/21/2026

**Reception #:** E6049921

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 10/24/2022

**Recording Date:** 10/26/2022

**Reception #:** E2106624

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 1, BLOCK 1, SOUTHSORE AT AURORA SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 27063 E ONTARIO PL, AURORA, CO 80016-7516

**Original Note Amt:** \$679,500.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$605,955.58

**As Of:** 07/08/2026

**Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE, LP

**Current Owner:** JEFFREY Z MIELNICKI II AND AMANDA R MIELNICKI

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CELEBRITY HOME LOANS, LLC

**Grantor (Borrower On Deed of Trust)** JEFFREY Z MIELNICKI II AND AMANDA R MIELNICKI

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** 00000010756005

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From July 15, 2026 Through July 21, 2026

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**Foreclosure Number:** 0479-2026

**NED Date:** 07/21/2026

**Reception #:** E6049924

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 03/06/2025

**Recording Date:** 03/07/2025

**Reception #:** E5015629

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 14465 E 1st Drive C7, Aurora, CO 80011

**Original Note Amt:** \$215,201.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$213,536.03

**As Of:** 07/08/2026

**Interest Type:** Fixed

|                                            |                                                                                                                     |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Current Lender (Beneficiary):</b>       | COLORADO HOUSING AND FINANCE AUTHORITY                                                                              |
| <b>Current Owner:</b>                      | John Wesley Jones                                                                                                   |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR<br>MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS |
| <b>Grantor (Borrower On Deed of Trust)</b> | John Wesley Jones                                                                                                   |

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** 26-037958

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** 0480-2026

**NED Date:** 07/21/2026

**Reception #:** E6049927

**Original Sale Date:** 11/18/2026

**Deed of Trust Date:** 07/02/2020

**Recording Date:** 07/07/2020

**Reception #:** E0082816

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1975-21-1-14-070

**Address:** 1128 S Ventura Cir Unit C, Aurora, CO 80017

**Original Note Amt:** \$147,283.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$130,321.12

**As Of:** 07/08/2026

**Interest Type:** Fixed

|                                            |                                                                                                                          |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Current Lender (Beneficiary):</b>       | COLORADO HOUSING AND FINANCE AUTHORITY                                                                                   |
| <b>Current Owner:</b>                      | Miriam Estefania Larios                                                                                                  |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR<br>NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS |
| <b>Grantor (Borrower On Deed of Trust)</b> | Miriam Estefania Larios                                                                                                  |

**Publication:** Sentinel Colorado

**First Publication Date:** 09/24/2026

**Last Publication Date:** 10/22/2026

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

**Attorney File Number:** 26-037970

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From July 15, 2026 Through July 21, 2026

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**Foreclosure Number:** 0481-2026

|                            |            |                           |            |
|----------------------------|------------|---------------------------|------------|
| <b>NED Date:</b>           | 07/21/2026 | <b>Reception #:</b>       | E6049932   |
| <b>Original Sale Date:</b> | 11/18/2026 |                           |            |
| <b>Deed of Trust Date:</b> | 09/30/2022 | <b>Recording Date:</b>    | 10/04/2022 |
|                            |            | <b>Reception #:</b>       | E2099930   |
|                            |            | <b>Re-Recording Date:</b> |            |

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 2073-07-2-13-131

**Address:** 14006 E Stanford Circle K11, Aurora, CO 80015

|                           |              |                  |            |                       |       |
|---------------------------|--------------|------------------|------------|-----------------------|-------|
| <b>Original Note Amt:</b> | \$294,566.00 | <b>LoanType:</b> | FHA        | <b>Interest Rate:</b> |       |
| <b>Current Amount:</b>    | \$281,396.23 | <b>As Of:</b>    | 07/08/2026 | <b>Interest Type:</b> | Fixed |

|                                            |                                                                                                                                            |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Current Lender (Beneficiary):</b>       | COLORADO HOUSING AND FINANCE AUTHORITY                                                                                                     |
| <b>Current Owner:</b>                      | Kimberly Marie McLaughlin                                                                                                                  |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR<br>PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND<br>ASSIGNS |
| <b>Grantor (Borrower On Deed of Trust)</b> | Kimberly Marie McLaughlin                                                                                                                  |

|                     |                   |                                |            |
|---------------------|-------------------|--------------------------------|------------|
| <b>Publication:</b> | Sentinel Colorado | <b>First Publication Date:</b> | 09/24/2026 |
|                     |                   | <b>Last Publication Date:</b>  | 10/22/2026 |

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

|                              |           |               |               |             |               |
|------------------------------|-----------|---------------|---------------|-------------|---------------|
| <b>Attorney File Number:</b> | 26-037964 | <b>Phone:</b> | (303)706-9990 | <b>Fax:</b> | (303)706-9994 |
|------------------------------|-----------|---------------|---------------|-------------|---------------|

**Foreclosure Number:** 0482-2026

|                            |            |                           |            |
|----------------------------|------------|---------------------------|------------|
| <b>NED Date:</b>           | 07/21/2026 | <b>Reception #:</b>       | E6049926   |
| <b>Original Sale Date:</b> | 11/18/2026 |                           |            |
| <b>Deed of Trust Date:</b> | 03/22/2022 | <b>Recording Date:</b>    | 03/24/2022 |
|                            |            | <b>Reception #:</b>       | E2033350   |
|                            |            | <b>Re-Recording Date:</b> |            |

**Legal:** Lot 16, Block 4, PARK EAST - THIRD Filing, County of Arapahoe, State of Colorado.

**Address:** 330 Oswego Court, Aurora, CO 80010

|                           |              |                  |             |                       |       |
|---------------------------|--------------|------------------|-------------|-----------------------|-------|
| <b>Original Note Amt:</b> | \$460,750.00 | <b>LoanType:</b> | Residential | <b>Interest Rate:</b> |       |
| <b>Current Amount:</b>    | \$440,565.46 | <b>As Of:</b>    | 06/24/2026  | <b>Interest Type:</b> | Fixed |

|                                            |                                                                                      |
|--------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Current Lender (Beneficiary):</b>       | TH MSR Holdings LLC                                                                  |
| <b>Current Owner:</b>                      | Efrem Woldu, as trustee of the Abba Gerima Spendthrift Trust, dated January 13, 2021 |
| <b>Grantee (Lender On Deed of Trust):</b>  | United Wholesale Mortgage, LLC                                                       |
| <b>Grantor (Borrower On Deed of Trust)</b> | Efrem Woldu                                                                          |

|                     |                   |                                |            |
|---------------------|-------------------|--------------------------------|------------|
| <b>Publication:</b> | Sentinel Colorado | <b>First Publication Date:</b> | 09/24/2026 |
|                     |                   | <b>Last Publication Date:</b>  | 10/22/2026 |

**Attorney for Beneficiary:** Murr Siler Eckels Delaney, PC

|                              |          |               |               |             |               |
|------------------------------|----------|---------------|---------------|-------------|---------------|
| <b>Attorney File Number:</b> | 6192.020 | <b>Phone:</b> | (303)534-2277 | <b>Fax:</b> | (303)534-1313 |
|------------------------------|----------|---------------|---------------|-------------|---------------|

# *Notices of Election and Demand Filed in Arapahoe County*

**From July 15, 2026 Through July 21, 2026**

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