

Notices of Election and Demand Filed in Arapahoe County

From July 22, 2026 Through July 28, 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: 0483-2026

NED Date: 07/24/2026

Reception #: E6050795

Original Sale Date: 11/18/2026

Deed of Trust Date: 09/23/2004

Recording Date: 04/04/2006

Reception #: B6051648

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 4, SPRING CREEK MEADOWS, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3945 S Kirk Way, Aurora, CO 80013

Original Note Amt: \$184,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$134,028.75

As Of: 07/10/2026

Interest Type: Fixed

Current Lender (Beneficiary): Mill City Mortgage Loan Trust 2018-2, Wilmington Savings Fund Society, FSB, as Trustee

Current Owner: Manuel Jesus Molina-Romero, Beverly Jean Molina-Romero

Grantee (Lender On Deed of Trust): Argent Mortgage Company, LLC

Grantor (Borrower On Deed of Trust): Manuel Jesus Molina-Romero, Beverly Jean Molina-Romero

Publication: Sentinel Colorado

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1053578-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0484-2026

NED Date: 07/24/2026

Reception #: E6050793

Original Sale Date: 11/18/2026

Deed of Trust Date: 05/22/2021

Recording Date: 05/27/2021

Reception #: E1085878

Re-Recording Date

Re-Recorded #:

Legal: LOTS 36 AND 37, EXCEPT THE REAR OR WESTERLY 8 FEET OF SAID LOTS, BLOCK 10, AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1349 Ironton St, Aurora, CO 80010

Original Note Amt: \$218,802.00

LoanType: FHA

Interest Rate:

Current Amount: \$199,255.32

As Of: 06/30/2026

Interest Type: Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing

Current Owner: Jack L Cherry Jr.

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

Grantor (Borrower On Deed of Trust): Jack L Cherry Jr.

Publication: Sentinel Colorado

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1057209-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0485-2026

NED Date:	07/24/2026	Reception #:	E6050796
Original Sale Date:	11/18/2026		
Deed of Trust Date:	09/01/2022	Recording Date:	09/06/2022
		Reception #:	E2091898
		Re-Recording Date	Re-Recorded #:

Legal: LOT 29, BLOCK 3, THE TIMBERS, FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3736 S Granby Way, Aurora, CO 80014-4052

Original Note Amt:	\$341,696.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$326,402.03	As Of:	06/30/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	Rocket Mortgage, LLC
Current Owner:	Johanna Widmar
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket, LLC, it's successors and assigns
Grantor (Borrower On Deed of Trust)	Johanna Widmar

Publication:	Sentinel Colorado	First Publication Date:	09/24/2026
		Last Publication Date:	10/22/2026
Attorney for Beneficiary:	Randall S. Miller & Associates PC		
Attorney File Number:	26CO00193-1	Phone:	(720)259-6710
		Fax:	(720)259-6709

Foreclosure Number: 0486-2026

NED Date:	07/24/2026	Reception #:	E6050794
Original Sale Date:	11/18/2026		
Deed of Trust Date:	07/09/2020	Recording Date:	07/21/2020
		Reception #:	E0089976
		Re-Recording Date	Re-Recorded #:

Legal: LOT 4, BLOCK 5, HAMPDEN HILLS AT AURORA SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 207303103030

Address: 3738 S Danube Cir, Aurora, CO 80013

Original Note Amt:	\$301,439.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$270,381.72	As Of:	07/13/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alex Dominguez AND Kiaren Acosta
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)	Alex Dominguez AND Kiaren Acosta

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:	25-036199	Phone:	(303)706-9990
		Fax:	(303)706-9994

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Foreclosure Number: 0487-2026

NED Date: 07/28/2026

Reception #: E6051516

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/22/2021

Recording Date: 06/24/2021

Reception #: E1101181

Re-Recording Date

Re-Recorded #:

Legal: See Exhibit A attached hereto and made a part hereof.

Address: , Bennett, CO 80102

Original Note Amt: \$5,568,422.40

LoanType: Conventional

Interest Rate:

Current Amount: \$2,341,735.00

As Of: 07/06/2026

Interest Type: Fixed

Current Lender (Beneficiary): Builders Capital Loan Acquisition Trust 2024-NPL1

Current Owner: Pronghorn Development, LLC

Grantee (Lender On Deed of Trust): Construction Loan Services II, LLC

Grantor (Borrower On Deed of Trust) Pronghorn Development, LLC

Publication: Sentinel Colorado

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Otteson Shapiro LLP

Attorney File Number: 3384.024

Phone: (720)488-0220

Fax:

Foreclosure Number: 0488-2026

NED Date: 07/28/2026

Reception #: E6051517

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/15/2023

Recording Date: 06/16/2023

Reception #: E3040872

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 1, WILLOW PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

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**CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED JUNE 24, 2026, AT RECEPTION NO. E6043620 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER

Address: 15156 E Bails Pl, Aurora, CO 80012

Original Note Amt: \$381,000.00

LoanType: COMM

Interest Rate:

Current Amount: \$381,000.00

As Of: 06/24/2026

Interest Type: Fixed

Current Lender (Beneficiary): Athene Annuity and Life Company

Current Owner: Bicker Realty LLC

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nexera Holding, LLC dba Newfi Lending, its successors and assigns

Grantor (Borrower On Deed of Trust) Bicker Realty LLC

Publication: Sentinel Colorado

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48275655

Phone: (187)735-32146

Fax:

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Foreclosure Number: 0489-2026

NED Date: 07/28/2026

Reception #: E6051518

Original Sale Date: 11/18/2026

Deed of Trust Date: 05/10/2022

Recording Date: 05/17/2022

Reception #: E2054620

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 3, IN CONDOMINIUM BUILDING N, APPLETREE EAST CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED DECEMBER 20, 1979 UNDER RECEPTION NO. 1875843 AND ACCORDING TO AND SUBJECT TO THE CONDOMINIUM DECLARATION THERETO RECORDED AUGUST 2, 1979 IN BOOK 3046 AT PAGE 89, AND SUPPLEMENT THERETO RECORDED DECEMBER 20, 1979 IN BOOK 3140 AT PAGE 682, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 13982 E Stanford Cir Unit N03, Aurora, CO 80015

Original Note Amt: \$279,837.00

Loan Type: FHA

Interest Rate:

Current Amount: \$265,021.23

As Of: 07/14/2026

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Jessica Woodland

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

Grantor (Borrower On Deed of Trust): Jessica Woodland

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: CO27346

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0490-2026

NED Date: 07/28/2026

Reception #: E6051524

Original Sale Date: 11/18/2026

Deed of Trust Date: 05/06/2024

Recording Date: 05/08/2024

Reception #: E4028210

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 2, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 2, ARAPAHOE COUNTY, STATE OF COLORADO.

Address: 2724 South Pitkin Street, Aurora, CO 80013

Original Note Amt: \$500,762.00

LoanType: FHA

Interest Rate:

Current Amount: \$493,621.07

As Of: 07/15/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Gillian Rust
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Gillian Rust

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: CO27544

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0491-2026

NED Date: 07/28/2026

Reception #: E6051531

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/16/2024

Recording Date: 07/23/2024

Reception #: E4046494

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 031624096

Address: 17642 East Loyola Drive Condo 1912R, Aurora, CO 80013

Original Note Amt: \$271,491.00

LoanType: FHA

Interest Rate:

Current Amount: \$267,588.95

As Of: 07/06/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alissa Mendoza AND Kayleb Flores
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Alissa Mendoza AND Kayleb Flores

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: 26-038018

Phone: (303)706-9990

Fax: (303)706-9994

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