

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 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: 0436-2026

NED Date: 07/02/2026

Reception #: E6045869

Original Sale Date: 11/04/2026

Deed of Trust Date: 06/15/2023

Recording Date: 07/05/2023

Reception #: E3044699

Re-Recording Date

Re-Recorded #:

Legal: Lot 11, Block 1, MEADOWOOD SUBDIVISION FILING NO. 8, County of Arapahoe, State of Colorado

Address: 14900 E Dartmouth Ave., Aurora, CO 80014

Original Note Amt: \$83,000.00

LoanType: CONV

Interest Rate:

Current Amount: \$78,714.73

As Of: 06/10/2026

Interest Type: Adjustable

Current Lender (Beneficiary): PNC Bank, National Association

Current Owner: Olena Solovyev

Grantee (Lender On Deed of Trust): PNC Bank, National Association

Grantor (Borrower On Deed of Trust): Olena Solovyev, unmarried woman and Igor Kulikov, unmarried man

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO260057

Phone: (319) 23-42530

Fax: (319) 23-26341

Foreclosure Number: 0437-2026

NED Date: 07/02/2026

Reception #: E6045876

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/25/2020

Recording Date: 10/15/2020

Reception #: E0139700

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 1, THE CHATEAUX AT AURORA PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12367 EAST ILIFF PLACE, AURORA, CO 80014

Original Note Amt: \$262,000.00

LoanType: VA

Interest Rate:

Current Amount: \$224,492.82

As Of: 05/19/2026

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: RICHARD ESCHER AND ANNE ESCHER

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC

Grantor (Borrower On Deed of Trust): RICHARD ESCHER AND ANNE ESCHER

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: 00000010783025

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 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: 0438-2026

NED Date:	07/02/2026	Reception #:	E6045891		
Original Sale Date:	11/04/2026				
Deed of Trust Date:	03/28/2019	Recording Date:	04/02/2019	Reception #:	D9028162
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 4, BLOCK 9, AURORA HILLS, FILING NO. EIGHT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12158 EAST EXPOSITION DRIVE, Aurora, CO 80012-2336

Original Note Amt:	\$100,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$98,585.66	As Of:	06/22/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	CANVAS CREDIT UNION
Current Owner:	JESUS RIVERA
Grantee (Lender On Deed of Trust):	CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust)	JESUS RIVERA

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:	26-037680	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0439-2026

NED Date:	07/02/2026	Reception #:	E6045881		
Original Sale Date:	11/04/2026				
Deed of Trust Date:	07/11/2022	Recording Date:	07/18/2022	Reception #:	E2076415
		Re-Recording Date		Re-Recorded #:	

Legal: Please see attached Exhibit A.

Address: 5610 S Greenwood St., Littleton, CO 80120

Original Note Amt:	\$265,000.00	LoanType:	FHLMC	Interest Rate:	
Current Amount:	\$256,291.89	As Of:	06/10/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	TH MSR Holdings LLC
Current Owner:	Robin Laird
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust)	Robin Laird

Publication:	Littleton Independent	First Publication Date:	09/10/2026
		Last Publication Date:	10/08/2026

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number:	CO250125	Phone:	(319) 23-42530	Fax:	(319) 23-26341
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From July 01, 2026 Through July 07, 2026

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Foreclosure Number: 0440-2026

NED Date: 07/02/2026

Reception #: E6045875

Original Sale Date: 11/04/2026

Deed of Trust Date: 07/02/2004

Recording Date: 07/29/2004

Reception #: B4135135

Re-Recording Date

Re-Recorded #:

Legal: LOT 77, BLOCK 2 SUNSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1621 SOUTH IDALIA CIRCLE # C, Aurora, CO 80017

Original Note Amt: \$137,598.00

LoanType: FHA

Interest Rate:

Current Amount: \$154,441.08

As Of: 06/18/2026

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Cagney Kerr

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

Grantor (Borrower On Deed of Trust) Cagney Kerr

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: 25-036059

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0441-2026

NED Date: 07/02/2026

Reception #: E6045879

Original Sale Date: 11/04/2026

Deed of Trust Date: 02/08/2016

Recording Date: 02/16/2016

Reception #: D6015416

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 6, STERLING HILLS SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2491 South Andes Circle, Aurora, CO 80013

Original Note Amt: \$201,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$164,643.23

As Of: 06/22/2026

Interest Type: Fixed

Current Lender (Beneficiary): Nexus Nova LLC

Current Owner: Tamrat T. Benti, Vikki K. Benti

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Broker Solutions, Inc. dba New American Funding, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Tamrat T. Benti, Vikki K. Benti

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-26-1055129-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 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: 0442-2026

NED Date: 07/02/2026

Reception #: E6045888

Original Sale Date: 11/04/2026

Deed of Trust Date: 05/18/2023

Recording Date: 05/19/2023

Reception #: E3033979

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 5, HARMONY SUBDIVISION FILING. NO 12, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 27584 E 1st Place, Aurora, CO 80018

Original Note Amt: \$543,172.00

LoanType: FHA

Interest Rate:

Current Amount: \$526,002.03

As Of: 06/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Julio Alberto Mira Aguilar and Mirna A. Murcia
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Grantor (Borrower On Deed of Trust)	Julio Alberto Mira Aguilar and Mirna A. Murcia

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25891

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0443-2026

NED Date: 07/02/2026

Reception #: E6045883

Original Sale Date: 11/04/2026

Deed of Trust Date: 08/26/2021

Recording Date: 09/15/2021

Reception #: E1143658

Re-Recording Date

Re-Recorded #:

Legal: Lot 9, Block 32, Meadowood Filing No. 3, Arapahoe County, Colorado.

Address: 16275 E Hamilton Place, Aurora, CO 80013

Original Note Amt: \$645,000.00

LoanType: Reverse FHA

Interest Rate:

Current Amount: \$242,886.97

As Of: 06/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Longbridge Financial, LLC
Current Owner:	Vernon R. Yant and Willa C. Yant
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Open Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Vernon R. Yant and Willa C. Yant

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27349

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0444-2026

NED Date: 07/02/2026

Reception #: E6045882

Original Sale Date: 11/04/2026

Deed of Trust Date: 11/30/2009

Recording Date: 11/30/2009

Reception #: B9129367

Re-Recording Date

Re-Recorded #:

Legal: Please see attached Exhibit A.

Address: 5742 South Addison Way Unit A, Aurora, CO 80016

Original Note Amt: \$163,483.00

LoanType: FHA

Interest Rate:

Current Amount: \$99,740.13

As Of: 06/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Laurie E. Parsons
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Cherry Creek Mortgage CO., Inc. Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Laurie E. Parsons

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-26-1056128-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0445-2026

NED Date: 07/02/2026

Reception #: E6045877

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/16/2025

Recording Date: 10/02/2025

Reception #: E5070431

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. 204F, Building F, Red Sky Condominiums according to the Condominium Map filed for 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.(s) F204 and together with the Exclusive Right to Use Storage Space 204S in Building F, County of Arapahoe, State of Colorado.

Address: 14749 E 2nd Ave #204F, Aurora, CO 80011

Original Note Amt: \$118,000.00

LoanType: Hard

Interest Rate:

Current Amount: \$118,000.00

As Of: 05/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Capital Fund REIT, LLC
Current Owner:	Hamilton Properties LLC
Grantee (Lender On Deed of Trust):	Capital Fund I, LLC ISAOA
Grantor (Borrower On Deed of Trust)	Hamilton Properties LLC

Publication: Sentinel Colorado

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Gantenbein Law Firm

Attorney File Number: 63414

Phone: (303)618-2122

Fax:

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From July 01, 2026 Through July 07, 2026

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Foreclosure Number: 0446-2026

NED Date:	07/02/2026	Reception #:	E6045880
Original Sale Date:	11/04/2026		
Deed of Trust Date:	09/30/2021	Recording Date:	10/08/2021
		Reception #:	E1153667
		Re-Recording Date:	

Legal: LOT 10, BLOCK 4, HORIZON UPTOWN FILING NO. 1., COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 743 N Quatar Street, Aurora, CO 80018

Original Note Amt:	\$469,646.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$434,955.09	As Of:	06/23/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association
Current Owner:	Brandon T. Kassem
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Grantor (Borrower On Deed of Trust)	Brandon T. Kassem

Publication:	Sentinel Colorado	First Publication Date:	09/10/2026
		Last Publication Date:	10/08/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24062	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0447-2026

NED Date:	07/02/2026	Reception #:	E6045878
Original Sale Date:	11/04/2026		
Deed of Trust Date:	01/22/2020	Recording Date:	01/22/2020
		Reception #:	E0009517
		Re-Recording Date:	

Legal: LOT 34, BLOCK 3, TALLYN'S REACH NORTH SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 034574123

Address: 6986 S Gun Club Court, Aurora, CO 80016

Original Note Amt:	\$474,251.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$430,750.93	As Of:	06/23/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Nicholas Quintana
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)	Nicholas Quintana

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:	23-029612	Phone:	(303)706-9990	Fax:	(303)706-9994
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Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 2026

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Foreclosure Number: 0448-2026

NED Date: 07/02/2026

Reception #: E6045884

Original Sale Date: 11/04/2026

Deed of Trust Date: 02/07/2025

Recording Date: 02/12/2025

Reception #: E5010260

Re-Recording Date

Re-Recorded #:

Legal: LOT 65, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11996 E Kepner Dr, Aurora, CO 80012-3286

Original Note Amt: \$365,586.00

LoanType: FHA

Interest Rate:

Current Amount: \$364,285.08

As Of: 06/22/2026

Interest Type: Fixed

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

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-26-1056165-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0449-2026

NED Date: 07/02/2026

Reception #: E6045885

Original Sale Date: 11/04/2026

Deed of Trust Date: 05/22/2024

Recording Date: 05/28/2024

Reception #: E4032983

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 1, TOLLGATE VILLAGE SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1026 S Waco Way, Aurora, CO 80017

Original Note Amt: \$431,806.00

LoanType: FHA

Interest Rate:

Current Amount: \$426,276.72

As Of: 06/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Angel Gabriel Garcia Romero
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, a California Limited Liability Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Angel Gabriel Garcia Romero

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-26-1054977-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 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: 0450-2026

NED Date: 07/02/2026

Reception #: E6045886

Original Sale Date: 11/04/2026

Deed of Trust Date: 07/27/2022

Recording Date: 07/28/2022

Reception #: E2080123

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 3, JACKSON FARM SUBDIVISION, FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5105 S Argonne St, Centennial, CO 80015

Original Note Amt: \$617,500.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$585,862.79

As Of: 06/23/2026

Interest Type: Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Redae Kahssay, Adebabay Y. Alene
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Redae Kahssay, Adebabay Y. Alene

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-26-1056686-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0451-2026

NED Date: 07/02/2026

Reception #: E6045889

Original Sale Date: 11/04/2026

Deed of Trust Date: 03/22/2021

Recording Date: 03/25/2021

Reception #: E1049991

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 6, SERENITY RIDGE SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 26042 E Geddes Cir, Aurora, CO 80016

Original Note Amt: \$530,219.00

LoanType: FHA

Interest Rate:

Current Amount: \$491,932.73

As Of: 06/23/2026

Interest Type: Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Keith Campbell, Angela Campbell
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)	Keith Campbell, Angela Campbell

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-26-1056129-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 2026

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Foreclosure Number: 0452-2026

NED Date: 07/07/2026

Reception #: E6046379

Original Sale Date: 11/04/2026

Deed of Trust Date: 12/30/2021

Recording Date: 01/07/2022

Reception #: E2002541

Re-Recording Date

Re-Recorded #:

Legal: LOTS 19 AND 20, BLOCK 2, ROSE ADDITION TO ENGLEWOOD ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3172 S SHERMAN, Englewood, CO 80113-2613

Original Note Amt: \$175,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$174,998.62

As Of: 06/23/2026

Interest Type: Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION

Current Owner: MARY SUE POWELL TRUST DATED MARCH 23, 2023, MARY SUE POWELL TRUSTEE

Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION

Grantor (Borrower On Deed of Trust): MARY SUE POWELL

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: 26-037717

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0453-2026

NED Date: 07/07/2026

Reception #: E6046380

Original Sale Date: 11/04/2026

Deed of Trust Date: 11/19/2021

Recording Date: 12/06/2021

Reception #: E1184596

Re-Recording Date

Re-Recorded #:

Legal: SOUTH 60 FEET OF LOT 13, BLOCK 2, HOLLEY HEIGHTS SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4535 S Fox St, Englewood, CO 80110

Original Note Amt: \$618,570.00

LoanType: FHA

Interest Rate:

Current Amount: \$127,588.31

As Of: 06/23/2026

Interest Type: Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC

Current Owner: Gary A. Duleff

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

Grantor (Borrower On Deed of Trust): Gary A. Duleff

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: 26-037897

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 2026

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Foreclosure Number: 0454-2026

NED Date: 07/07/2026

Reception #: E6046374

Original Sale Date: 11/04/2026

Deed of Trust Date: 11/10/2018

Recording Date: 11/19/2018

Reception #: D8113558

Re-Recording Date

Re-Recorded #:

Legal: LOT SIX (6), EXCEPT THE EAST 6.00 FEET THEREOF, BLOCK TWO (2), CHADDSFORD FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2316 S Dawson Way, Aurora, CO 80014

Original Note Amt: \$567,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$115,034.27

As Of: 06/23/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Ervin E. Reifschneider AND Marlene J. Reifschneider
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ervin E. Reifschneider AND Marlene J. Reifschneider

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: 26-037929

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0455-2026

NED Date: 07/07/2026

Reception #: E6046375

Original Sale Date: 11/04/2026

Deed of Trust Date: 10/06/2021

Recording Date: 10/18/2021

Reception #: E1158588

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLK 5, MISSION VIEJO SUBDIVISION, FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN/PARCEL ID: 2073-05-4-02-005

Address: 16756 E Mercer Dr, Aurora, CO 80013

Original Note Amt: \$420,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$387,510.98

As Of: 06/23/2026

Interest Type: Fixed

Current Lender (Beneficiary):	PHH ASSET SERVICES LLC
Current Owner:	Darryl E Bufford
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Darryl E Bufford

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: 26-037986

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 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: 0456-2026

NED Date: 07/07/2026

Reception #: E6046376

Original Sale Date: 11/04/2026

Deed of Trust Date: 05/20/2019

Recording Date: 05/22/2019

Reception #: D9047572

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. 323, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 IN BOOK 42 AT PAGE 74, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-21-1-05-227

Address: 1302 S PARKER RD, UNIT 323, Denver, CO 80231-2136

Original Note Amt: \$139,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$121,989.88

As Of: 06/24/2026

Interest Type: Fixed

Current Lender (Beneficiary): SUNFLOWER BANK, N.A.

Current Owner: DENNIS J. HEAD

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) DENNIS J. HEAD

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: 26-037845

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From July 01, 2026 Through July 07, 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: 0457-2026

NED Date: 07/07/2026

Reception #: E6046378

Original Sale Date: 11/04/2026

Deed of Trust Date: 08/27/2024

Recording Date: 08/30/2024

Reception #: E4056351

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 3, RESUBDIVISION OF SUBDIVISION A, CHERRY HILLS HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3360 South Columbine Circle, Englewood, CO 80113

Original Note Amt: \$2,240,000.00

Loan Type: Commercial

Interest Rate:

Current Amount: \$2,240,000.00

As Of: 06/24/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee for RCHF NM Trust

Current Owner: Bad Ass Rehabs LLC, a Wyoming limited liability company

Grantee (Lender On Deed of Trust): Anchor Loans, LP, a Delaware limited partnership U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as Trustee for ANCHOR MORTGAGE TRUST 2025-RTL1

Grantor (Borrower On Deed of Trust) Bad Ass Rehabs LLC, a Wyoming limited liability company

Publication: Littleton Independent

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 4557-010

Phone: (303)329-3363

Fax: