

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 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: 0739-2025 **Restarted**

NED Date: 08/07/2026 **Reception #:** E6054795
Original Sale Date: 12/09/2026
Deed of Trust Date: 04/05/2005 **Recording Date:** 04/29/2005 **Reception #:** B5061492
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 23 AND 24, BLOCK 7, AURORA HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11045 EAST 13TH AVE, AURORA, CO 80010

Original Note Amt: \$133,360.00 **Loan Type:** CONVENTIONAL **Interest Rate:**
Current Amount: \$218,685.51 **As Of:** 12/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7
Current Owner: PATRICK J DAIGLE AND CATHLEEN SHIFFER
Grantee (Lender On Deed of Trust): AMERIQUEST MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust): CATHERINE SHIFFER AND PATRICK J. DAIGLE

Publication: Sentinel Colorado **First Publication Date:** 10/15/2026
Last Publication Date: 11/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010648335 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 2026

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Foreclosure Number: 0520-2026

NED Date:	08/07/2026	Reception #:	E6054788		
Original Sale Date:	12/09/2026				
Deed of Trust Date:	09/30/2015	Recording Date:	09/30/2015	Reception #:	D5111921
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 4681 South Decatur Street Condo 223, Englewood, CO 80110

Original Note Amt:	\$120,280.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$95,792.19	As Of:	07/23/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Beverly Kay Krieg, Danny Michael Krieg, JR.
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Beverly Kay Krieg

Publication:	Littleton Independent	First Publication Date:	10/15/2026
		Last Publication Date:	11/12/2026

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

Attorney File Number:	25-034511	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0521-2026

NED Date:	08/07/2026	Reception #:	E6054794		
Original Sale Date:	12/09/2026				
Deed of Trust Date:	03/17/2011	Recording Date:	03/18/2011	Reception #:	D1026330
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 9, BLOCK 8, DOVER SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2184 S WACO ST, AURORA, CO 80013

Original Note Amt:	\$165,690.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$132,077.78	As Of:	07/23/2026	Interest Type:	Fixed

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

Publication:	Sentinel Colorado	First Publication Date:	10/15/2026
		Last Publication Date:	11/12/2026

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

Attorney File Number:	17-016825	Phone:	(303)706-9990	Fax:	(303)706-9994
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From August 05, 2026 Through August 11, 2026

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Foreclosure Number: 0522-2026

NED Date: 08/07/2026

Reception #: E6054796

Original Sale Date: 12/09/2026

Deed of Trust Date: 06/04/2009

Recording Date: 06/10/2009

Reception #: B9061414

Re-Recording Date

Re-Recorded #:

Legal: THE NORTH 1/2 OF LOT THIRTY-TWO (32) AND ALL OF LOTS THIRTY-THREE (33) AND THIRTY FOUR (34) BLOCK TWENTY (20) JACKSON'S BROADWAY HEIGHTS, COUNTY OF APARAHOE, STATE OF COLORADO.

Address: 4161 SOUTH CHEROKEE STREET, ENGLEWOOD, CO 80110

Original Note Amt: \$189,162.00

LoanType: FHA

Interest Rate:

Current Amount: \$126,134.50

As Of: 07/23/2026

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: JOSEPH W WOZNA

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., As Nominee for Stearns Lending, Inc.

Grantor (Borrower On Deed of Trust) JOSEPH W WOZNA

Publication: Littleton Independent

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010873933

Phone: (303)350-3711

Fax: (303)813-1107

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From August 05, 2026 Through August 11, 2026

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Foreclosure Number: 0523-2026

NED Date: 08/07/2026

Reception #: E6054797

Original Sale Date: 12/09/2026

Deed of Trust Date: 12/27/2023

Recording Date: 01/02/2024

Reception #: E4000120

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 3, BRIARWOOD SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 57, PAGE 19, ARAPAHOE COUNTY RECORDS, COLORADO.

TAX ID NO: 1975-33-4-03-007

Address: 3082 S Truckee Street, Aurora, CO 80013

Original Note Amt: \$407,483.00

Loan Type: FHA

Interest Rate:

Current Amount: \$399,519.31

As Of: 07/24/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose Simental Bretado AND KEYLEN ALEJANDRA SIMENTAL LUCIO AND Laura Irene Lucio Andrade

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) Jose Simental Bretado AND KEYLEN ALEJANDRA SIMENTAL LUCIO AND Laura Irene Lucio Andrade

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 26-038160

Phone: (303)706-9990

Fax: (303)706-9994

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From August 05, 2026 Through August 11, 2026

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Foreclosure Number: 0524-2026

NED Date:	08/11/2026	Reception #:	E6055500
Original Sale Date:	12/09/2026		
Deed of Trust Date:	08/05/2019	Recording Date:	08/16/2019
		Reception #:	D9083381
		Re-Recording Date	Re-Recorded #:

Legal: LOT 5, BLOCK 3, CHERRY HILLS FARM SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4986 S Fillmore Ct, Cherry Hills Village, CO 80113

Original Note Amt:	\$2,276,000.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$2,000,690.00	As Of:	07/06/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	PNC Bank, National Association
Current Owner:	Geoffrey S. Kim
Grantee (Lender On Deed of Trust):	BBVA USA
Grantor (Borrower On Deed of Trust)	Geoffrey S. Kim, a married person

Publication:	Littleton Independent	First Publication Date:	10/15/2026
		Last Publication Date:	11/12/2026

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

Attorney File Number:	CO260072	Phone:	(319) 23-42530	Fax:	(319) 23-26341
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Foreclosure Number: 0525-2026

NED Date:	08/11/2026	Reception #:	E6055505
Original Sale Date:	12/09/2026		
Deed of Trust Date:	07/10/2024	Recording Date:	07/17/2024
		Reception #:	E4045600
		Re-Recording Date	Re-Recorded #:

Legal: LOT 12, BLOCK 3, SEVEN LAKES SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO. BEING THE SAME PROPERTY CONVEYED TO ELLEN E INGRAM FROM COLIN N. HART AND CRISTA A. HART, BY DEED DATED 11/15/2013, RECORDED 11/20/2013, AS RECEPTION NO. D3141325, ARAPAHOE COUNTY, COLORADO

Address: 19824 E Greenwood Dr, Aurora, CO 80013

Original Note Amt:	\$100,000.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$92,616.98	As Of:	07/06/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	Navy Federal Credit Union
Current Owner:	Ellen E. Ingram
Grantee (Lender On Deed of Trust):	Navy Federal Credit Union
Grantor (Borrower On Deed of Trust)	Ellen E. Ingram, an unmarried person

Publication:	Sentinel Colorado	First Publication Date:	10/15/2026
		Last Publication Date:	11/12/2026

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

Attorney File Number:	CO260089	Phone:	(319) 23-42530	Fax:	(319) 23-26341
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Foreclosure Number: 0526-2026

NED Date:	08/11/2026	Reception #:	E6055501
Original Sale Date:	12/09/2026		
Deed of Trust Date:	06/21/2022	Recording Date:	06/24/2022
		Reception #:	E2068808
		Re-Recording Date	Re-Recorded #:

Legal: LOT 61, BLOCK 2, OLDE TOWNE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 252 S Nome St, Aurora, CO 80012

Original Note Amt:	\$260,200.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$246,407.56	As Of:	07/27/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Juan Diaz
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)	Juan Diaz

Publication:	Sentinel Colorado	First Publication Date:	10/15/2026
		Last Publication Date:	11/12/2026

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

Attorney File Number:	26-038149	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0527-2026

NED Date:	08/11/2026	Reception #:	E6055502
Original Sale Date:	12/09/2026		
Deed of Trust Date:	03/22/2013	Recording Date:	04/03/2013
		Reception #:	D3041553
		Re-Recording Date	Re-Recorded #:

Legal: LOT 4, BLOCK 31, SADDLE ROCK RIDGE, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5718 S Shawnee St, Aurora, CO 80015

Original Note Amt:	\$225,380.00	LoanType:	Conventional Residential	Interest Rate:	
Current Amount:	\$250,624.79	As Of:	07/24/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	PNC Bank, National Association
Current Owner:	Theodore X. Washington
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for CU Members Mortgage, a division of Colonial Savings, F.A., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Theodore X. Washington

Publication:	Sentinel Colorado	First Publication Date:	10/15/2026
		Last Publication Date:	11/12/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-26-1056797-JH	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0528-2026

NED Date: 08/11/2026

Reception #: E6055506

Original Sale Date: 12/09/2026

Deed of Trust Date: 10/28/2016

Recording Date: 10/31/2016

Reception #: D6125057

Re-Recording Date

Re-Recorded #:

Legal: LOT 103, BLOCK 2, THE TIMBERS FILING NO. THREE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3791 SOUTH FAIRPLAY WAY, AURORA, CO 80014

Original Note Amt: \$202,268.00

LoanType: FHA

Interest Rate:

Current Amount: \$140,788.32

As Of: 07/28/2026

Interest Type: Fixed

Current Lender (Beneficiary): NEWREZ LLC

Current Owner: KATHERINE VOGEL

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
AMERICAN FINANCING CORPORATION

Grantor (Borrower On Deed of Trust) KATHERINE VOGEL

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 10884401

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 2026

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Foreclosure Number: 0529-2026

NED Date: 08/11/2026

Reception #: E6055544

Original Sale Date: 12/09/2026

Deed of Trust Date: 03/30/2005

Recording Date: 04/08/2005

Reception #: B5050720

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 3, TUSCANY SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18777 E. BERRY PLACE, AURORA, CO 80015

Original Note Amt: \$245,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$187,289.60

As Of: 07/20/2026

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2025-RP1

Current Owner: CHARLES E. ST. MARTIN AND CYNTHIA ST. MARTIN

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HEARTLAND HOME FINANCE, INC.

Grantor (Borrower On Deed of Trust) CHARLES E. ST. MARTIN AND CYNTHIA ST. MARTIN

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010602175

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 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: 0530-2026

NED Date: 08/11/2026

Reception #: E6055507

Original Sale Date: 12/09/2026

Deed of Trust Date: 07/17/2023

Recording Date: 07/19/2023

Reception #: E3049004

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 3, SUNSTONE NORTH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15576 E Louisiana Ave, Aurora, CO 80017

Original Note Amt: \$336,787.00

Loan Type: FHA

Interest Rate:

Current Amount: \$326,671.21

As Of: 07/28/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Miguel Angel Rascon

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

Grantor (Borrower On Deed of Trust) Elizabeth Rascon Anchondo AND Miguel Angel Rascon

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 26-038198

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 2026

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Foreclosure Number: 0531-2026

NED Date: 08/11/2026

Reception #: E6055508

Original Sale Date: 12/09/2026

Deed of Trust Date: 12/04/2006

Recording Date: 12/18/2006

Reception #: B6176415

Re-Recording Date

Re-Recorded #:

Legal: LOT 32, BLOCK 3, EXCEPT THE REAR 12 FEET THEREOF, EAST ILIFF MEADOW SUBDIVISION, FILING ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-25-3-03-035

Address: 12496 EAST VILLANOVA DRIVE, Aurora, CO 80014

Original Note Amt: \$296,000.00

Loan Type: Conventional

Interest Rate:

Current Amount: \$199,627.12

As Of: 07/28/2026

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3

Current Owner: GAIL D. CROSS, LARRY A. HEHR

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

Grantor (Borrower On Deed of Trust) GAIL D. CROSS

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 26-038144

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 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: 0532-2026

NED Date: 08/11/2026

Reception #: E6055503

Original Sale Date: 12/09/2026

Deed of Trust Date: 11/14/2022

Recording Date: 11/16/2022

Reception #: E2111971

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. PH20, 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

Address: 1304 S. Parker Road Unit PH20, Denver, CO 80231

Original Note Amt: \$164,900.00

Loan Type: Conventional

Interest Rate:

Current Amount: \$159,298.57

As Of: 07/28/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Nora Lynette Casias

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) Nora Lynette Casias

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 26-038173

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 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: 0533-2026

NED Date: 08/11/2026

Reception #: E6055510

Original Sale Date: 12/09/2026

Deed of Trust Date: 03/10/2023

Recording Date: 03/27/2023

Reception #: E3019327

Re-Recording Date

Re-Recorded #:

Legal: Lot 20, Block 12, Park East Third Filing, County of Arapahoe, State of Colorado

Address: 315 Oakland St, Aurora, CO 80010

Original Note Amt: \$86,487.00

LoanType: FHA

Interest Rate:

Current Amount: \$83,683.50

As Of: 07/29/2026

Interest Type: Fixed

Current Lender (Beneficiary):	New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding
Current Owner:	Antonio S. Delarosa and Rosana Mendoza-Rios
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as Beneficiary, as nominee for New American Funding, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Antonio S. Delarosa and Rosana Mendoza-Rios

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO22954

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0534-2026

NED Date: 08/11/2026

Reception #: E6055511

Original Sale Date: 12/09/2026

Deed of Trust Date: 06/28/2018

Recording Date: 07/03/2018

Reception #: D8065078

Re-Recording Date

Re-Recorded #:

Legal: LOT 144, BLOCK 1, QUINCY HILL SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 14011 E Quinn Circle, Aurora, CO 80015

Original Note Amt: \$300,457.00

LoanType: FHA

Interest Rate:

Current Amount: \$260,982.86

As Of: 07/28/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Eric Romain AND Senaida Wilkins
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Eric Romain AND Senaida Wilkins

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 23-030040

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 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: 0535-2026

NED Date: 08/11/2026

Reception #: E6055513

Original Sale Date: 12/09/2026

Deed of Trust Date: 07/14/2005

Recording Date: 07/28/2005

Reception #: B5111829

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. 204, Building No. 5, Brandy Chase Condominiums in accordance with the declaration recorded October 6, 1978 in Book 2863 Pages 143 to 176 and Condominium Map recorded on October 6, 1978 in Condominium Map Book 36 at Pages 4, 5 and 6, and amendment recorded November 6, 1978 in Map Book 36 Page 41 of the Arapahoe County Records, together with the exclusive right to use the following limited common elements: Storage Space 5-204, County of Arapahoe, State of Colorado

Address: 13250 E Jewell Ave 204, Aurora, CO 80012

Original Note Amt: \$90,000.00

Loan Type: CONV

Interest Rate:

Current Amount: \$76,433.25

As Of: 07/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. Bank Trust National Association, as Trustee for Treehouse Series IV Trust
Current Owner:	Steven M James
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for M&I Bank FSB, it's successors and assigns
Grantor (Borrower On Deed of Trust)	Steven M James

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 26CO00324-1

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0536-2026

NED Date: 08/11/2026

Reception #: E6055512

Original Sale Date: 12/09/2026

Deed of Trust Date: 11/13/2020

Recording Date: 11/25/2020

Reception #: E0164628

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 12, PARK EAST THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-11-1-11-023

Address: 345 Oakland St, Aurora, CO 80010

Original Note Amt: \$432,030.00

Loan Type: FHA

Interest Rate:

Current Amount: \$387,495.87

As Of: 07/29/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jasmine Knox AND Kellii Taylor
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)	Jasmine Knox AND Kellii Taylor

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 26-038321

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 05, 2026 Through August 11, 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: 0537-2026

NED Date: 08/11/2026

Reception #: E6055514

Original Sale Date: 12/09/2026

Deed of Trust Date: 09/19/2022

Recording Date: 09/28/2022

Reception #: E2098759

Re-Recording Date

Re-Recorded #:

Legal: LOT 106, BLOCK 1, SUMMERFIELD VILLAS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-06-1-16-064

Address: 14547 E 12th Ave, Aurora, CO 80011

Original Note Amt: \$319,113.00

LoanType: FHA

Interest Rate:

Current Amount: \$305,980.52

As Of: 07/30/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Rodney Saulsberry

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) Rodney Saulsberry

Publication: Sentinel Colorado

First Publication Date: 10/15/2026

Last Publication Date: 11/12/2026

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

Attorney File Number: 25-034453

Phone: (303)706-9990

Fax: (303)706-9994