

Notices of Election and Demand Filed in Arapahoe County

From August 12, 2026 Through August 18, 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: 0538-2026

NED Date: 08/14/2026

Reception #: E6056392

Original Sale Date: 12/16/2026

Deed of Trust Date: 01/19/2024

Recording Date: 01/23/2024

Reception #: E4004163

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 16934 E Whitaker Dr Unit E, Aurora, CO 80015

Original Note Amt: \$211,105.00

Loan Type: FHA

Interest Rate:

Current Amount: \$207,065.63

As Of: 07/20/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Zachariah Jacob Russell

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) Zachariah Jacob Russell

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

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

Attorney File Number: 26-038098

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0539-2026

NED Date: 08/14/2026

Reception #: E6056393

Original Sale Date: 12/16/2026

Deed of Trust Date: 05/12/2023

Recording Date: 05/16/2023

Reception #: E3032543

Re-Recording Date

Re-Recorded #:

Legal: LOT 73, BLOCK 1, AMERICANA SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16201 E Dakota Place Apartment G, Aurora, CO 80017

Original Note Amt: \$242,034.00

Loan Type: FHA

Interest Rate:

Current Amount: \$234,998.04

As Of: 07/30/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Michael D Franco III

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

Grantor (Borrower On Deed of Trust) Michael D Franco, III

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

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

Attorney File Number: 24-032587

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0540-2026

NED Date: 08/14/2026

Reception #: E6056389

Original Sale Date: 12/16/2026

Deed of Trust Date: 08/21/2019

Recording Date: 08/26/2019

Reception #: D9087270

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 102, BUILDING NO. D, WILLOWRIDGE TOWNHOME CONDOMINIUMS, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED APRIL 4, 1986 IN BOOK 4714 AT PAGE 668 AND ANNEXATION RECORDED JUNE 12, 1988 IN BOOK 4784 AT PAGE 121 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED JUNE 12, 1986, UNDER RECEPTION NO. 2680502, TOGETHER WITH CORRECTION OF PROPERTY DESCRIBED RECORDED MAY 6, 1986 IN BOOK 4743 AT PAGE 781, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING COMMON LIMITED COMMON ELEMENTS: GARAGE SPACE NO.(S) C AND D, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2179 S Scranton Way #102, Aurora, CO 80014

Original Note Amt: \$220,924.00

LoanType: FHA

Interest Rate:

Current Amount: \$191,299.39

As Of: 07/31/2026

Interest Type: Fixed

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

Current Owner: Christian Michael Allen

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

Grantor (Borrower On Deed of Trust) Christian Michael Allen

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27752

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0541-2026

NED Date: 08/14/2026

Reception #: E6056394

Original Sale Date: 12/16/2026

Deed of Trust Date: 06/20/2022

Recording Date: 06/23/2022

Reception #: E2068116

Re-Recording Date

Re-Recorded #:

Legal: ATTACHED AS EXHIBIT "A"

Address: 5250 S Huron Way 3205, Littleton, CO 80120

Original Note Amt: \$256,500.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$225,588.85

As Of: 07/31/2026

Interest Type: Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC

Current Owner: Jeffrey Cowan

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) Jeffrey Cowan

Publication: Littleton Independent

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27247

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0542-2026

NED Date: 08/14/2026

Reception #: E6056398

Original Sale Date: 12/16/2026

Deed of Trust Date: 09/26/2023

Recording Date: 11/03/2023

Reception #: E3075607

Re-Recording Date

Re-Recorded #:

Legal: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS: LOT 17, BLOCK 1, PIER POINT SUBDIVISION, FILING NO. 4 AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3843 S Atchison Way, Aurora, CO 80014

Original Note Amt: \$69,545.00

LoanType: CONV

Interest Rate:

Current Amount: \$65,589.40

As Of: 07/21/2026

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION

Current Owner: Christopher J Ortega

Grantee (Lender On Deed of Trust): U.S. Bank National Association

Grantor (Borrower On Deed of Trust) Christopher J Ortega

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00316-3

Phone: (720)259-6710

Fax: (720)259-6709

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Foreclosure Number: 0543-2026

NED Date: 08/14/2026

Reception #: E6056396

Original Sale Date: 12/16/2026

Deed of Trust Date: 05/06/2024

Recording Date: 05/09/2024

Reception #: E4028809

Re-Recording Date

Re-Recorded #:

Legal: Lot 6, Block 7, COPPERLEAF FILING NO. 17, County of Arapahoe, State of Colorado.

Address: 21955 E Tufts Cir, Aurora, CO 80015

Original Note Amt: \$693,222.00

LoanType: FHA

Interest Rate:

Current Amount: \$679,502.81

As Of: 07/21/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing LLC
Current Owner:	Meron Merhawi Russom and Heaven Alem Weldemariam
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, it's successors and assigns
Grantor (Borrower On Deed of Trust)	Meron Merhawi Russom and Heaven Alem Weldemariam

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 26CO00318-1

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0544-2026

NED Date: 08/14/2026

Reception #: E6056391

Original Sale Date: 12/16/2026

Deed of Trust Date: 01/29/2024

Recording Date: 01/31/2024

Reception #: E4005680

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 2, HARMONY SUBDIVISION FILING NO. 12, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 27602 E 1st Ave, Aurora, CO 80018

Original Note Amt: \$423,280.00

LoanType: FHA

Interest Rate:

Current Amount: \$321,538.10

As Of: 07/31/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Mariangel Torres Tonito AND Yheans J Maldonado Parada
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Mariangel Torres Tonito AND Yheans J Maldonado Parada

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

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

Attorney File Number: 26-038348

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0545-2026

NED Date: 08/18/2026 **Reception #:** E6057189
Original Sale Date: 12/16/2026
Deed of Trust Date: 05/28/2024 **Recording Date:** 05/29/2024 **Reception #:** E4033356
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 34, HOFFMAN TOWN SUBDIVISION, FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 916 Zion Street, Aurora, CO 80011

Original Note Amt: \$397,664.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$390,931.94 **As Of:** 07/31/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Andrea Flores De La Cruz AND Justino Gallardo
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): Andrea Flores De La Cruz AND Justino Gallardo

Publication: Sentinel Colorado **First Publication Date:** 10/22/2026
Last Publication Date: 11/19/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-038266 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0546-2026

NED Date: 08/18/2026 **Reception #:** E6057188
Original Sale Date: 12/16/2026
Deed of Trust Date: 08/18/2017 **Recording Date:** 08/21/2017 **Reception #:** D7095337
Re-Recording Date: **Re-Recorded #:**

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

PARCEL: 197314316001

Address: 783 S Kenton Street, Aurora, CO 80012

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$265,161.13 **As Of:** 07/31/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Erica L Bustillos
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Erica L Bustillos

Publication: Sentinel Colorado **First Publication Date:** 10/22/2026
Last Publication Date: 11/19/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027562 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0547-2026

NED Date: 08/18/2026 **Reception #:** E6057191

Original Sale Date: 12/16/2026

Deed of Trust Date: 05/16/2019 **Recording Date:** 05/17/2019 **Reception #:** D9046008

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 17-204, TOWN CENTER TERRACE AT HAMPDEN TOWN CENTER, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP RECORDED FEBRUARY 27, 2008, AT RECEPTION NO. B8022585, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF TOWN CENTER TERRACE AT HAMPDEN TOWN CENTER, RECORDED JUNE 9, 2005 AT RECEPTION NO. B5084883 IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3890 S Dayton St, Aurora, CO 80014-7434

Original Note Amt: \$216,600.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$189,462.02

As Of: 07/30/2026

Interest Type: Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association

Current Owner: Keith Brown, Linda Craven Brown

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Quicken Loans Inc., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Keith Brown

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1058563-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0548-2026

NED Date: 08/18/2026

Reception #: E6057190

Original Sale Date: 12/16/2026

Deed of Trust Date: 06/03/2020

Recording Date: 06/26/2020

Reception #: E0076972

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 13863-E. IN CONDOMINIUM BUILDING 17. MEADOW HILLS 1 CONDOMINIUMS. ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 27 1983 IN BOOK 68 AT PAGE 1 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF COUNTY OF ARAPAHOE, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR MEADOW HILLS 1 CONDOMINIUMS RECORDED MAY 17. 1983 IN BOOK 3865 AT PAGE 136 IN SAID RECORDS. COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 13863 E Lehigh Avenue E, Aurora, CO 80014

Original Note Amt: \$167,500.00

Loan Type: Conventional Residential

Interest Rate:

Current Amount: \$144,825.92

As Of: 08/03/2026

Interest Type: Fixed

Current Lender (Beneficiary): First Federal Bank

Current Owner: William Drebes

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for CBC National Bank Mortgage, a Division of First Federal Bank, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) William Drebes

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1058729-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0549-2026

NED Date: 08/18/2026

Reception #: E6057184

Original Sale Date: 12/16/2026

Deed of Trust Date: 06/30/2023

Recording Date: 07/05/2023

Reception #: E3045090

Re-Recording Date

Re-Recorded #:

Legal: Lot 36, Block 5, Adonea Subdivision Filing No. 5, County of Arapahoe, State of Colorado.

Address: 44 N Newcastle Way, Aurora, CO 80018-1742

Original Note Amt: \$585,778.00

LoanType: FHA

Interest Rate:

Current Amount: \$568,235.11

As Of: 08/03/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Dean D. Luft and Michelle E. Luft
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Draper and Kramer Mortgage Corp., its successors and assigns
Grantor (Borrower On Deed of Trust)	Michelle E. Luft and Dean D. Luft

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO26825

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0550-2026

NED Date: 08/18/2026

Reception #: E6057183

Original Sale Date: 12/16/2026

Deed of Trust Date: 02/20/2024

Recording Date: 02/21/2024

Reception #: E4010045

Re-Recording Date

Re-Recorded #:

Legal: The North 24 feet of Lot 14, and the South 31 feet of Lot 15, Block 9, Hillside Addition to Aurora, County of Arapahoe, State of Colorado.

Address: 1141 Fulton St, Aurora, CO 80010

Original Note Amt: \$422,211.00

LoanType: FHA

Interest Rate:

Current Amount: \$416,803.08

As Of: 08/03/2026

Interest Type: Fixed

Current Lender (Beneficiary):	V.I.P. Mortgage, Inc.
Current Owner:	Devyn Elrod
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for V.I.P. Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Devyn Elrod

Publication: Sentinel Colorado

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25267

Phone: (303)274-0155

Fax: (303)274-0159

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From August 12, 2026 Through August 18, 2026

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Foreclosure Number: 0551-2026

NED Date:	08/18/2026	Reception #:	E6057185
Original Sale Date:	12/16/2026		
Deed of Trust Date:	06/24/2016	Recording Date:	06/27/2016
		Reception #:	D6067434
		Re-Recording Date	Re-Recorded #:

Legal: LOT 37, 38, AND 39, BLOCK 62, SOUTH BROADWAY HEIGHTS, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH ALL IMPROVEMENTS THEREON COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4641 SOUTH PEARL STREET, ENGLEWOOD, CO 80113

Original Note Amt:	\$326,477.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$308,823.40	As Of:	08/03/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	AURELIO GAZOTTI
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust)	AURELIO GAZOTTI

Publication:	Littleton Independent	First Publication Date:	10/22/2026
		Last Publication Date:	11/19/2026
Attorney for Beneficiary:	Barrett, Frappier & Weisserman, LLP		
Attorney File Number:	00000010896660	Phone:	(303)350-3711
		Fax:	(303)813-1107

Foreclosure Number: 0552-2026

NED Date:	08/18/2026	Reception #:	E6057186
Original Sale Date:	12/16/2026		
Deed of Trust Date:	04/05/2022	Recording Date:	04/06/2022
		Reception #:	E2038956
		Re-Recording Date	Re-Recorded #:

Legal: See attached Exhibit A

Address: 1415-1425 Kingston Street, Aurora, CO 80010

Original Note Amt:	\$2,150,000.00	LoanType:	Commercial	Interest Rate:	
Current Amount:	\$2,194,004.68	As Of:	07/31/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	Axonic Multifamily Bridge Seller (N) LLC
Current Owner:	1415-1425 Kingston, LLC
Grantee (Lender On Deed of Trust):	Greystone Servicing Company LLC
Grantor (Borrower On Deed of Trust)	1415-1425 Kingston, LLC

Publication:	Sentinel Colorado	First Publication Date:	10/22/2026
		Last Publication Date:	11/19/2026
Attorney for Beneficiary:	Polsinelli PC		
Attorney File Number:	1415-1425 Kingston	Phone:	(303)572-9300
		Fax:	(303)572-7883