

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 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: 0341-2024 **Restarted**

NED Date: 08/04/2026 **Reception #:** E6053856
Original Sale Date: 12/02/2026
Deed of Trust Date: 04/29/2021 **Recording Date:** 05/05/2021 **Reception #:** E1073670
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 5, COPPERLEAF FILING NO. 18, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL ID NUMBER: 035327507

Address: 4454 S Nepal Ct, Aurora, CO 80015

Original Note Amt: \$529,967.00 **Loan Type:** FHA **Interest Rate:**
Current Amount: \$497,637.95 **As Of:** 07/25/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JUNG MYUNG KOH, STEPHANIE KAROLA KOH
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) Jung Myung Koh AND Stephanie Karola Koh

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

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

Attorney File Number: 24-032706 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 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: 0492-2026

NED Date: 08/04/2026 **Reception #:** E6053830
Original Sale Date: 12/02/2026
Deed of Trust Date: 08/21/2024 **Recording Date:** 09/13/2024 **Reception #:** E4059306
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO DESCRIBED AS FOLLOWS: LOT 13, BLOCK 9, BROADWAY ESTATES FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO. SUBJECT TO RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD AND EXCEPT EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

Address: 6655 S Pearl St, Centennial, CO 80121

Original Note Amt: \$440,000.00 **Loan Type:** VA **Interest Rate:**
Current Amount: \$435,305.82 **As Of:** 07/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC
Current Owner: Marsha Dalene Tarzwell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The Federal Savings Bank, its successors and assigns
Grantor (Borrower On Deed of Trust): Marsha Dalene Tarzwell

Publication: Littleton Independent **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO27019 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0493-2026

NED Date: 08/04/2026 **Reception #:** E6053848
Original Sale Date: 12/02/2026
Deed of Trust Date: 06/24/2004 **Recording Date:** 07/26/2004 **Reception #:** B4132583
Re-Recording Date **Re-Recorded #:**

Legal: LOT 99, THE KNOLLS WEST 3RD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2632 EAST GEDDES PLACE, LITTLETON, CO 80122

Original Note Amt: \$130,000.00 **Loan Type:** Conventional **Interest Rate:**
Current Amount: \$91,820.68 **As Of:** 07/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP ASSET COMPANY, INC.
Current Owner: PAMELA S. AUZENE
Grantee (Lender On Deed of Trust): WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES
Grantor (Borrower On Deed of Trust): PAMELA S. AUZENE

Publication: Littleton Independent **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010847630 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0494-2026

NED Date: 08/04/2026

Reception #: E6053852

Original Sale Date: 12/02/2026

Deed of Trust Date: 03/13/2025

Recording Date: 03/18/2025

Reception #: E5017854

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 14438 E 1st Drive Unit A05, Aurora, CO 80011

Original Note Amt: \$284,415.00

LoanType: VA

Interest Rate:

Current Amount: \$281,935.02

As Of: 07/16/2026

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: Manish Shankar

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Pacific Mortgage Corporation, a California Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Manish Shankar

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1056680-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0495-2026

NED Date: 08/04/2026

Reception #: E6053832

Original Sale Date: 12/02/2026

Deed of Trust Date: 07/11/2017

Recording Date: 07/20/2017

Reception #: D7081702

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN: 1985-00-0-00-362

Address: 67103 E Evans Place, Byers, CO 80103

Original Note Amt: \$690,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$259,311.55

As Of: 07/16/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Joseph William Van Derveer, AS TRUSTEE OF THE MERRY JOLENE AHARONIAN REVOCABLE TRUST AGREEMENT
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)	Joseph William Van Derveer, Jr. AND Joseph William Van Derveer Jr., AS TRUSTEE OF THE MERRY JOLENE AHARONIAN REVOCABLE TRUST AGREEMENT

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 24-032323

Phone: (303)706-9990

Fax: (303)706-9994

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From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0496-2026

NED Date: 08/04/2026

Reception #: E6053851

Original Sale Date: 12/02/2026

Deed of Trust Date: 05/17/2024

Recording Date: 06/05/2024

Reception #: E4034789

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 5, HAMPDEN HILLS AT AURORA SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2073-03-2-09-056

Address: 18912 E Loyola Circle, Aurora, CO 80013

Original Note Amt: \$460,750.00

Loan Type: Conventional

Interest Rate:

Current Amount: \$453,707.03

As Of: 07/16/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Kenneth Lee McGilvery AND Santina D Merchant

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) Kenneth Lee McGilvery AND Santina D Merchant

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 26-037939

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0497-2026

NED Date: 08/04/2026 **Reception #:** E6053831
Original Sale Date: 12/02/2026
Deed of Trust Date: 01/16/2015 **Recording Date:** 02/06/2015 **Reception #:** D5012157
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 117, BLOCK 2, SUNSTONE SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-20-3-23-117

Address: 1612 S Idalia Circle Unit C, Aurora, CO 80017

Original Note Amt: \$97,680.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$82,473.22 **As Of:** 07/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gregory Hill, Andre Freeman, AND Samara Portis
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): Gregory Hill

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038124 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0498-2026

NED Date: 08/04/2026 **Reception #:** E6053833
Original Sale Date: 12/02/2026
Deed of Trust Date: 07/22/2016 **Recording Date:** 07/29/2016 **Reception #:** D6082951
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 30, BLOCK 7, MISSION VIEJO SUBDIVISION, FILING NO. 13 COUNTY OF ARAPAHOE STATE OF COLORADO.

Address: 4219 SOUTH MOBILE CIRCLE APT D, AURORA, CO 80013

Original Note Amt: \$135,400.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$106,174.15 **As Of:** 07/15/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: JOHN E. CURREN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
PARAMOUNT EQUITY MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): JOHN E. CURREN

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010748929 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0499-2026

NED Date: 08/04/2026

Reception #: E6053834

Original Sale Date: 12/02/2026

Deed of Trust Date: 04/01/2022

Recording Date: 04/06/2022

Reception #: E2038876

Re-Recording Date

Re-Recorded #:

Legal: LOT 106, BLOCK 1, SAN FRANCISCO SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 1975-19-3-36-106

Address: 1721 S Blackhawk Way Apt F, Aurora, CO 80012

Original Note Amt: \$270,655.00

LoanType: FHA

Interest Rate:

Current Amount: \$253,918.35

As Of: 07/17/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Anthony Casares AND Travis Casares

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) Anthony Casares AND Travis Casares

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038030

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0500-2026

NED Date: 08/04/2026

Reception #: E6053854

Original Sale Date: 12/02/2026

Deed of Trust Date: 05/03/2017

Recording Date: 05/10/2017

Reception #: D7053030

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 5, SEVEN HILLS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19846 E Girard Avenue, Aurora, CO 80013

Original Note Amt: \$427,500.00

LoanType: FHA

Interest Rate:

Current Amount: \$184,036.40

As Of: 07/17/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Lorijo Lukone
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)	Lorijo Lukone

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038076

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0501-2026

NED Date: 08/04/2026

Reception #: E6053835

Original Sale Date: 12/02/2026

Deed of Trust Date: 11/20/2020

Recording Date: 11/30/2020

Reception #: E0165708

Re-Recording Date

Re-Recorded #:

Legal: LOT 78, THE KNOLLS WEST FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6932 S Knolls Way, Centennial, CO 80122

Original Note Amt: \$550,500.00

LoanType: FHA

Interest Rate:

Current Amount: \$228,407.00

As Of: 07/17/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Sharon H. Cloak
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)	Sharon H. Cloak

Publication: Littleton Independent

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038081

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0502-2026

NED Date: 08/04/2026 **Reception #:** E6053855
Original Sale Date: 12/02/2026
Deed of Trust Date: 11/25/2025 **Recording Date:** 12/02/2025 **Reception #:** E5087016
Re-Recording Date **Re-Recorded #:**

Legal: Lot 2, Block 4, Meadowood Filing No. 2, County of Arapahoe, State of Colorado

Address: 16215 E Brunswick Drive, Aurora, CO 80013

Original Note Amt: \$345,000.00 **LoanType:** Private **Interest Rate:**
Current Amount: \$343,426.44 **As Of:** 07/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Jones Family Trust, LLC
Current Owner: Nathaniel Pryor
Grantee (Lender On Deed of Trust): Jones Family Trust, LLC
Grantor (Borrower On Deed of Trust): Nathaniel Pryor

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: Folkestad Fazekas Barrick Patoile & James, P.C.

Attorney File Number: 7625279.01 **Phone:** (303)688-3045 **Fax:** (303)688-3189

Foreclosure Number: 0503-2026

NED Date: 08/04/2026 **Reception #:** E6053841
Original Sale Date: 12/02/2026
Deed of Trust Date: 02/21/2017 **Recording Date:** 02/21/2017 **Reception #:** D7020569
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 15,
MESA FILING NO. 1,
COUNTY OF ARAPAHOE,
STATE OF COLORADO

Address: 20427 E Milan Place, Aurora, CO 80013

Original Note Amt: \$300,700.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$334,710.45 **As Of:** 07/20/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Erin L McEldowney
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
HALLMARK HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Erin L McEldowney

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

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

Attorney File Number: 22-026750 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0504-2026

NED Date: 08/04/2026

Reception #: E6053840

Original Sale Date: 12/02/2026

Deed of Trust Date: 03/29/2023

Recording Date: 03/30/2023

Reception #: E3020817

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 8, HARMONY SUBDIVISION FILING NO 12, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 46 S Waterloo Street, Aurora, CO 80018

Original Note Amt: \$603,860.00

LoanType: FHA

Interest Rate:

Current Amount: \$579,173.99

As Of: 07/21/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Jessica Kaliana Parada Caceres and Jeison Jose Sanchez Blanco
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)	Jeison Jose Sanchez Blanco and Jessica Kaliana Parada Caceres

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27597

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0505-2026

NED Date: 08/04/2026

Reception #: E6053844

Original Sale Date: 12/02/2026

Deed of Trust Date: 10/20/2020

Recording Date: 10/28/2020

Reception #: E0147950

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 5, SUMMER BREEZE SUBDIVISION FILING NO. I, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3594 S Telluride Way, Aurora, CO 80013

Original Note Amt: \$287,456.00

LoanType: FHA

Interest Rate:

Current Amount: \$239,719.68

As Of: 07/19/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Daun D. Shazier
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Daun D. Shazier

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1057927-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0506-2026

NED Date: 08/04/2026 **Reception #:** E6053858
Original Sale Date: 12/02/2026
Deed of Trust Date: 07/12/2017 **Recording Date:** 07/18/2017 **Reception #:** D7080551
Re-Recording Date: **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 436, IN CONDOMINIUM BUILDING 4, SABLE LANDING, ARAPAHOE COUNTY, COLORADO, ACCORDING TO THE CONDOMINIUM MAP FOR SABLE LANDING SUBDIVISION FILING NO. 1, RECORDED OCTOBER 18, 1979 IN BOOK 41 AT PAGE 81, ON THE RECORDS OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR SABLE LANDING RECORDED ON OCTOBER 18, 1979 IN BOOK 3100 AT PAGE 471 OF SAID RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14780 E KENTUCKY DR, AURORA, CO 80012

Original Note Amt: \$74,376.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$61,092.59 **As Of:** 07/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: DON C DAVIS
Grantee (Lender On Deed of Trust): IDEAL HOME LOANS, LLC
Grantor (Borrower On Deed of Trust): DON C DAVIS

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010822666 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0507-2026

NED Date: 08/04/2026 **Reception #:** E6053853
Original Sale Date: 12/02/2026
Deed of Trust Date: 09/27/2007 **Recording Date:** 09/27/2007 **Reception #:** B7126039
Re-Recording Date: 11/07/2007 **Re-Recorded #:** B7142604

Legal: LOT 203, BLOCK 1, THE DAM FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-36-1-09-005

Address: 13225 E Bethany Pl, Aurora, CO 80014-3470

Original Note Amt: \$130,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$111,385.87 **As Of:** 07/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CITIMORTGAGE, INC.
Current Owner: Eddie Sanchez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Eddie Sanchez

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-038103 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0508-2026

NED Date: 08/04/2026

Reception #: E6053847

Original Sale Date: 12/02/2026

Deed of Trust Date: 06/27/2005

Recording Date: 07/08/2005

Reception #: B5100662

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 7, MEADOWOOD FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16258 EAST BATES DRIVE, AURORA, CO 80013

Original Note Amt: \$110,500.00

Loan Type: CONVENTIONAL

Interest Rate:

Current Amount: \$64,851.98

As Of: 07/17/2026

Interest Type: Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC
INDX MORTGAGE LOAN TRUST 2005-AR27, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR27

Current Owner: RICHARD E KING

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SIERRA PACIFIC MORTGAGE COMPANY, INC.

Grantor (Borrower On Deed of Trust) RICHARD E KING

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010841880

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0509-2026

NED Date: 08/04/2026 **Reception #:** E6053845
Original Sale Date: 12/02/2026
Deed of Trust Date: 02/19/2022 **Recording Date:** 02/28/2022 **Reception #:** E2023105
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 1, ROSE GARDENS SUBDIVISION,
COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4253 South Decatur Street, Englewood, CO 80110

Original Note Amt: \$325,500.00 **LoanType:** Freddie Mac **Interest Rate:**
Current Amount: \$302,088.42 **As Of:** 07/20/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Westerra Credit Union
Current Owner: Jeremy David Francis and Adriana Frances
Grantee (Lender On Deed of Trust): Westerra Credit Union
Grantor (Borrower On Deed of Trust): Jeremy David Francis and Adriana Frances

Publication: Littleton Independent **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 3085-211 **Phone:** (303)329-3363 **Fax:**

Foreclosure Number: 0510-2026

NED Date: 08/04/2026 **Reception #:** E6053859
Original Sale Date: 12/02/2026
Deed of Trust Date: 04/30/2019 **Recording Date:** 05/02/2019 **Reception #:** D9040038
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, WINDSOR PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 259 S REVERE ST, AURORA, CO 80012

Original Note Amt: \$412,087.00 **LoanType:** FHA RESIDENTIAL **Interest Rate:**
Current Amount: \$337,665.41 **As Of:** 07/22/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: ROBERTO VARELA ROCHA JR.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR BANK OF ENGLAND
Grantor (Borrower On Deed of Trust): ROBERTO VARELA ROCHA JR.

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010842748 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 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: 0511-2026

NED Date: 08/04/2026 **Reception #:** E6053857

Original Sale Date: 12/02/2026

Deed of Trust Date: 11/30/2006 **Recording Date:** 12/05/2006 **Reception #:** B6170860

Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 4, TOLLGATE CROSSING SUBDIVISION FILING NO 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4915 SOUTH ELK STREET, AURORA, CO 80016

Original Note Amt: \$296,325.00 **LoanType:** Conventional

Current Amount: \$149,496.37 **As Of:** 07/23/2026

Interest Rate:

Interest Type: Adjustable

Current Lender (Beneficiary): CITIGROUP MORTGAGE LOAN TRUST 2024-RP4
Current Owner: NEHAL PATEL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
LEHMAN BROTHERS BANK, FSB
Grantor (Borrower On Deed of Trust) NEHAL PATEL

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 10739894 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0512-2026

NED Date: 08/04/2026 **Reception #:** E6053846

Original Sale Date: 12/02/2026

Deed of Trust Date: 01/25/2024 **Recording Date:** 02/01/2024 **Reception #:** E4006099

Re-Recording Date **Re-Recorded #:**

Legal: Lot 28, Block 34, Hoffman Town, Fourth Filing, County of Arapahoe, State of Colorado.

Address: 890 Zion St, Aurora, CO 80011

Original Note Amt: \$363,298.00 **LoanType:** FHA

Current Amount: \$356,124.00 **As Of:** 07/10/2026

Interest Rate:

Interest Type: Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00742-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0513-2026

NED Date: 08/04/2026

Reception #: E6053864

Original Sale Date: 12/02/2026

Deed of Trust Date: 04/18/2023

Recording Date: 04/21/2023

Reception #: E3026708

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 2, LEXINGTON SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 197520102013

Address: 16683 E Kansas Drive, Aurora, CO 80017

Original Note Amt: \$490,943.00

LoanType: FHA

Interest Rate:

Current Amount: \$475,548.72

As Of: 07/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jonathan Josue Perdomo AND Rodolfo Antonio Jaimes Ceas
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jonathan Josue Perdomo AND Rodolfo Antonio Jaimes Ceas

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038175

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0514-2026

NED Date: 08/04/2026

Reception #: E6053862

Original Sale Date: 12/02/2026

Deed of Trust Date: 06/27/2022

Recording Date: 06/27/2022

Reception #: E2069765

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 16, COPPER RIDGE SUBDIVISION, 1ST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17284 East Ford Drive, Aurora, CO 80017

Original Note Amt: \$245,471.00

LoanType: FHA

Interest Rate:

Current Amount: \$232,181.86

As Of: 07/22/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Nathan Garrett
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)	Nathan Garrett

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038172

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0515-2026

NED Date: 08/04/2026 **Reception #:** E6053849
Original Sale Date: 12/02/2026
Deed of Trust Date: 08/30/2018 **Recording Date:** 08/31/2018 **Reception #:** D8087197
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 91, BLOCK 1, WINCHESTER SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN: 1975-19-3-18-088

Address: 1509 S Sable Boulevard B, Aurora, CO 80012

Original Note Amt: \$255,192.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$202,115.04 **As Of:** 07/22/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Hanna Haile AND Yohannes Haylemariam
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): Hanna Haile AND Yohannes Haylemariam

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

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

Attorney File Number: 26-038183 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0516-2026

NED Date: 08/04/2026 **Reception #:** E6053850
Original Sale Date: 12/02/2026
Deed of Trust Date: 07/24/2020 **Recording Date:** 08/04/2020 **Reception #:** E0098310
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 4, SUMMER BREEZE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3582 S Ventura Way, Aurora, CO 80013-3434

Original Note Amt: \$630,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$351,545.64 **As Of:** 07/21/2026 **Interest Type:** Adjustable

Current Lender (Beneficiary): Onity Mortgage Corporation f/k/a/ PHH Mortgage Corporation
Current Owner: Randy A. Taylor and Nancy A. Taylor
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Ennkar Inc, Its Successors and
Assigns
Grantor (Borrower On Deed of Trust): Randy A. Taylor and Nancy A. Taylor

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1057697-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0517-2026

NED Date: 08/04/2026 **Reception #:** E6053861
Original Sale Date: 12/02/2026
Deed of Trust Date: 09/28/2022 **Recording Date:** 09/29/2022 **Reception #:** E2099127
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 6, REPLAT 3, PINEY CREEK FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16789 E Hialeah Avenue, Centennial, CO 80015

Original Note Amt: \$492,100.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$474,111.88 **As Of:** 07/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Paul Cook
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust): Paul Cook

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1057889-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0518-2026

NED Date: 08/04/2026 **Reception #:** E6053863
Original Sale Date: 12/02/2026
Deed of Trust Date: 12/12/2005 **Recording Date:** 12/19/2005 **Reception #:** B5189301
Re-Recording Date **Re-Recorded #:**

Legal: UNIT NO. 8, BECK CONDOMINIUMS, AS DEFINED IN THE COMMON INTEREST COMMUNITY DECLARATION AND THE BECK CONDOMINIUMS PHASE 2 MAP, AS RECORDED IN THE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO, MAY 22, 2001 AT RECEPTION NOS. B1079988 AND B1079990, RESPECTIVELY, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 14113 East Montana Circle #A, Aurora, CO 80012

Original Note Amt: \$120,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$79,787.34 **As Of:** 07/23/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Bear Stearns Asset Backed Securities I Trust 2006-AC2, Asset-Backed Certificates, Series 2006-AC2, U.S. Bank National Association, as Trustee
Current Owner: 14113, LLC
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): John L. Brown Jr.

Publication: Sentinel Colorado **First Publication Date:** 10/08/2026
Last Publication Date: 11/05/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1058020-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From July 29, 2026 Through August 04, 2026

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Foreclosure Number: 0519-2026

NED Date: 08/04/2026

Reception #: E6053860

Original Sale Date: 12/02/2026

Deed of Trust Date: 09/19/2025

Recording Date: 09/22/2025

Reception #: E5067939

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 2, WILLOW TRACE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20502 E Union Ave, Aurora, CO 80015

Original Note Amt: \$540,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$538,922.17

As Of: 07/24/2026

Interest Type: Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC

Current Owner: Satya JagannadhaRavikanth Sampara

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) Satya JagannadhaRavikanth Sampara

Publication: Sentinel Colorado

First Publication Date: 10/08/2026

Last Publication Date: 11/05/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1057250-JH

Phone: (877)369-6122

Fax: (866)894-7369