

Notices of Election and Demand Filed in Arapahoe County

From September 10, 2025 Through September 16, 2025

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: 0525-2025

NED Date:	09/12/2025	Reception #:	E5065522		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	11/19/2021	Recording Date:	12/14/2021	Reception #:	E1189032
		Re-Recording Date		Re-Recorded #:	

Legal: Lots 39 and 40, Block 10, Colfax Villa Resubdivision, County of Arapahoe, State of Colorado.

Address: 911 Hanover St, Aurora, CO 80010

Original Note Amt:	\$243,000.00	LoanType:	FHLMC	Interest Rate:	
Current Amount:	\$225,715.60	As Of:	09/05/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Georgina L. Paproski and Joshua D Paproski
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for US Mortgages
Grantor (Borrower On Deed of Trust)	Georgina L. Paproski and Joshua D Paproski

Publication:	Sentinel Colorado	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number:	25CO00516-1	Phone:	(720)259-6710	Fax:	(720)259-6709
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Foreclosure Number: 0526-2025

NED Date:	09/12/2025	Reception #:	E5065521		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	04/17/2020	Recording Date:	04/28/2020	Reception #:	E0050170
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 9, BLOCK 10, SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21022 EAST JEFFERSON CIRCLE, AURORA, CO 80013

Original Note Amt:	\$494,802.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$457,040.60	As Of:	08/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	SWBC MORTGAGE CORPORATION
Current Owner:	MATTHEW J. RITZ AND ALLISON RITZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	MATTHEW J RITZ AND ALLISON RITZ

Publication:	Sentinel Colorado	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1022857-JH	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0527-2025

NED Date:	09/12/2025	Reception #:	E5065523
Original Sale Date:	01/14/2026		
Deed of Trust Date:	09/09/2022	Recording Date:	09/15/2022
		Reception #:	E2094927
		Re-Recording Date	Re-Recorded #:

Legal: LOT 22, BLOCK 28, BROADMOOR FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6148 S Westview St., Littleton, CO 80120

Original Note Amt:	\$488,400.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$468,950.69	As Of:	08/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Gabriel C. Kemm and Amy Kemm
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for Lakeview Community Capital, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Gabriel C. Kemm and Amy Kemm

Publication:	Littleton Independent	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO025281	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0528-2025

NED Date:	09/12/2025	Reception #:	E5065524
Original Sale Date:	01/14/2026		
Deed of Trust Date:	12/02/2016	Recording Date:	12/07/2016
		Reception #:	D6141447
		Re-Recording Date	Re-Recorded #:

Legal: LOT 29, BLOCK 2, MANCHESTER PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPHOE, STATE OF COLORADO

Address: 1379 S. Idalia Street, Aurora, CO 80017

Original Note Amt:	\$90,000.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$35,424.67	As Of:	08/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Joy Espinoza
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, INC. As Nominee For Stearns Lending, LLC
Grantor (Borrower On Deed of Trust)	Joy Espinoza

Publication:	Sentinel Colorado	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010565737	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0529-2025

NED Date:	09/12/2025	Reception #:	E5065526		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	04/07/2022	Recording Date:	04/11/2022	Reception #:	E2040077
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 14904 E Hampden Cir Apt C7, Aurora, CO 80014

Original Note Amt:	\$214,500.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$198,294.12	As Of:	08/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association
Current Owner:	Bryan A. Stansbury
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for Bank of England, its successors and assigns
Grantor (Borrower On Deed of Trust)	Bryan A. Stansbury

Publication:	Sentinel Colorado	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO25297	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0530-2025

NED Date:	09/12/2025	Reception #:	E5065525		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	02/16/2011	Recording Date:	03/04/2011	Reception #:	D1021661
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 17825 E. ADA Drive, Aurora, CO 80017

Original Note Amt:	\$111,630.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$77,027.91	As Of:	08/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Steven L Maloney
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., As Nominee For U.S. BANK N.A.
Grantor (Borrower On Deed of Trust)	Eleanor D Maloney and Steven L Maloney

Publication:	Sentinel Colorado	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010569788	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0531-2025

NED Date:	09/12/2025	Reception #:	E5065527		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	03/11/2009	Recording Date:	03/17/2009	Reception #:	B9027029
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 37, BLOCK 3, WILLOW CREEK, FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7987 South Roslyn Way, Centennial, CO 80112

Original Note Amt:	\$286,935.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$200,371.58	As Of:	08/29/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Stephanie L Niehoff
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("Mers") as Nominee for M & I Bank FSB, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Sean G Niehoff

Publication:	Littleton Independent	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1022755-JH	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0532-2025

NED Date:	09/12/2025	Reception #:	E5065528		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	05/21/2019	Recording Date:	05/29/2019	Reception #:	D9049735
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 17, BLOCK 11, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2699 S Pitkin Way, Aurora, CO 80013

Original Note Amt:	\$358,388.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$324,045.98	As Of:	08/29/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jermaine Tate
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)	Jermaine Tate

Publication:	Sentinel Colorado	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

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

Attorney File Number:	25-035530	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0533-2025

NED Date: 09/16/2025

Reception #: E5066456

Original Sale Date: 01/14/2026

Deed of Trust Date: 05/26/2022

Recording Date: 06/01/2022

Reception #: E2060004

Re-Recording Date

Re-Recorded #:

Legal: LOT 96, BLOCK 2, OLDE TOWNE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-11-4-15-033

Address: 20 S Nome Street B, Aurora, CO 80012

Original Note Amt: \$343,660.00

LoanType: Unknown

Interest Rate:

Current Amount: \$331,160.91

As Of: 09/02/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Rafael Loreto

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) Angelica Isais Hernandez AND Rafael Loreto

Publication: Sentinel Colorado

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: 25-035641

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0534-2025

NED Date: 09/16/2025 **Reception #:** E5066455
Original Sale Date: 01/14/2026
Deed of Trust Date: 12/10/2019 **Recording Date:** 12/11/2019 **Reception #:** D9135942
Re-Recording Date **Re-Recorded #:**

Legal: LOT 72, BLOCK 1, FOX HILL FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 207310114048

Address: 4499 S Halifax St, Centennial, CO 80015

Original Note Amt: \$393,736.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$360,315.45 **As Of:** 09/02/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Devan Ganze AND Samantha Stiles
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MIDWEST EQUITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Devan Ganze AND Samantha Stiles

Publication: Sentinel Colorado **First Publication Date:** 11/20/2025
Last Publication Date: 12/18/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026761 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0535-2025

NED Date: 09/16/2025 **Reception #:** E5066462
Original Sale Date: 01/14/2026
Deed of Trust Date: 12/31/2014 **Recording Date:** 01/02/2015 **Reception #:** D5000590
Re-Recording Date **Re-Recorded #:**

Legal: Lot 22, Block 4, Hutchinson Heights Subdivision Filing NO. 8, County of Arapahoe, State of Colorado

Address: 2664 S Pagosa Court, Aurora, CO 80013

Original Note Amt: \$291,129.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$223,595.26 **As Of:** 09/02/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Shannon Weber
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hallmark
Home Mortgage, LLC, an Indiana Limited Liability Company, its successors and assigns
Grantor (Borrower On Deed of Trust) Shannon Weber

Publication: Sentinel Colorado **First Publication Date:** 11/20/2025
Last Publication Date: 12/18/2025
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22336 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0536-2025

NED Date: 09/16/2025 **Reception #:** E5066457

Original Sale Date: 01/14/2026

Deed of Trust Date: 05/17/2018 **Recording Date:** 05/23/2018 **Reception #:** D8050388

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

Legal: LOT 18, BLOCK 4, HAVANA PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 981 Jamaica Street, Aurora, CO 80010

Original Note Amt: \$405,000.00

LoanType: Unknown

Interest Rate:

Current Amount: \$119,767.84

As Of: 09/02/2025

Interest Type: Fixed

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	Linda B Fisher
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Linda B Fisher

Publication: Sentinel Colorado

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: 25-035608

Phone: (303)706-9990

Fax: (303)706-9994