

Notices of Election and Demand Filed in Arapahoe County

From August 26, 2026 Through September 01, 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: 0579-2026

NED Date:	08/28/2026	Reception #:	E6060328		
Original Sale Date:	12/30/2026				
Deed of Trust Date:	06/28/2019	Recording Date:	07/02/2019	Reception #:	D9064296
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 14652 E 2nd Ave D-201, Aurora, CO 80011-8944

Original Note Amt:	\$129,737.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$114,990.99	As Of:	07/30/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	SELENE FINANCE LP
Current Owner:	Edith M Martin
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Edith M Martin

Publication:	Sentinel Colorado	First Publication Date:	11/05/2026
		Last Publication Date:	12/03/2026

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

Attorney File Number:	25-035976	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0580-2026

NED Date:	08/28/2026	Reception #:	E6060329		
Original Sale Date:	12/30/2026				
Deed of Trust Date:	02/24/2003	Recording Date:	03/03/2003	Reception #:	B3046062**
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 3, BLOCK 2, SUMMER VALLEY SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3539 South Quintero Street, Aurora, CO 80013

Original Note Amt:	\$184,300.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$77,529.90	As Of:	08/14/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	Rocket Mortgage, LLC
Current Owner:	Mischelle Johnson
Grantee (Lender On Deed of Trust):	Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust)	Mischelle Johnson

Publication:	Sentinel Colorado	First Publication Date:	11/05/2026
		Last Publication Date:	12/03/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO27388	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0581-2026

NED Date: 08/28/2026

Reception #: E6060336

Original Sale Date: 12/30/2026

Deed of Trust Date: 03/30/2022

Recording Date: 04/05/2022

Reception #: E2038531

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 1/2 OF LOT 7, ALL OF LOT 8 AND 9. AND THE NORTH 1/2 OF LOT 10, BLOCK 12. SOUTH BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4020 S Grant St, Englewood, CO 80113

Original Note Amt: \$349,200.00

Loan Type: FHLMC

Interest Rate:

Current Amount: \$323,475.01

As Of: 08/14/2026

Interest Type: Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC

Current Owner: Michael Wayne Nowlin

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Groves Capital, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Michael Nowlin

Publication: Littleton Independent

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27428

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0582-2026

NED Date: 09/01/2026

Reception #: E6061176

Original Sale Date: 12/30/2026

Deed of Trust Date: 11/20/2018

Recording Date: 11/26/2018

Reception #: D8115227

Re-Recording Date

Re-Recorded #:

Legal: Lot 26, Block 3, Copperleaf Filing No. 11, County of Arapahoe, State of Colorado, according to the plat thereof recorded October 11, 2017 under Reception No. D7115672

APN #: 2073-11-1-19-026

Address: 4609 S Odessa St, Aurora, CO 80015

Original Note Amt: \$395,071.00

Loan Type: FHA

Interest Rate:

Current Amount: \$342,867.22

As Of: 08/14/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Bradley C. Haltom AND Brittany L. Haltom

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) Bradley C. Haltom AND Brittany L. Haltom

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

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

Attorney File Number: 25-034992

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0584-2026

NED Date: 09/01/2026 **Reception #:** E6061149
Original Sale Date: 12/30/2026
Deed of Trust Date: 03/10/2022 **Recording Date:** 03/21/2022 **Reception #:** E2031392
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 6, WHEATLANDS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6487 S. Kewaunee Way,, Aurora, CO 80016

Original Note Amt: \$75,000.00 **LoanType:** **Interest Rate:**
Current Amount: \$11,404.96 **As Of:** 07/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Red Rocks Credit Union
Current Owner: Farrah Beauvil
Grantee (Lender On Deed of Trust): Red Rocks Credit Union
Grantor (Borrower On Deed of Trust): Ian Vigneault and Farrah Beauvil

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026

Attorney for Beneficiary: MESSNER REEVES LLP

Attorney File Number: 12126.0128 **Phone:** (303)623-4806 **Fax:**

Foreclosure Number: 0585-2026

NED Date: 09/01/2026 **Reception #:** E6061150
Original Sale Date: 12/30/2026
Deed of Trust Date: 08/17/2022 **Recording Date:** 08/23/2022 **Reception #:** E2088065
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 13, EASTRIDGE FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN NUMBER: 1973-26-4-05-013

Address: 2564 S Lima Way, Aurora, CO 80014

Original Note Amt: \$960,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$324,861.66 **As Of:** 08/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: Barbara A. Long AND Robert E. Long
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): Barbara A. Long AND Robert E. Long

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026

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

Attorney File Number: 26-036695 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0586-2026

NED Date: 09/01/2026

Reception #: E6061136

Original Sale Date: 12/30/2026

Deed of Trust Date: 07/10/2023

Recording Date: 07/12/2023

Reception #: E3047037

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 5855, CHATEAUX BEAUMAR CONDOMINIUM, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD ON MAY 29, 1975, UNDER RECEPTION NO. 1486309, AND CONDOMINIUM DECLARATION FOR CHATEAUX BEAUMAR CONDOMINIUM, RECORDED MAY 29, 1975 IN BOOK 2338 AT PAGE 458, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2077-18-4-12-118

Address: 5855 S Lowell Blvd, Littleton, CO 80123

Original Note Amt: \$392,656.00

LoanType: FHA

Interest Rate:

Current Amount: \$384,522.42

As Of: 08/17/2026

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	Alex Jimenez AND Jazlynn Mitchell
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OCMBC, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Alex Jimenez AND Jazlynn Mitchell

Publication: Littleton Independent

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

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

Attorney File Number: 26-038349

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0587-2026

NED Date: 09/01/2026 **Reception #:** E6061135
Original Sale Date: 12/30/2026
Deed of Trust Date: 08/02/2017 **Recording Date:** 08/21/2017 **Reception #:** D7095129
Re-Recording Date: **Re-Recorded #:**

Legal: SITUATED IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO DESCRIBED AS FOLLOWS: LOT 14 BLOCK 2
STERLING HILLS SUBDIVISION FILING NO. 3

Address: 2247 Espana St S, Aurora, CO 80013

Original Note Amt: \$242,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$35,779.29 **As Of:** 08/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: James P. Grosso
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust): James P. Grosso and Gloria Grosso

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27746 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0588-2026

NED Date: 09/01/2026 **Reception #:** E6061143
Original Sale Date: 12/30/2026
Deed of Trust Date: 04/27/2023 **Recording Date:** 05/05/2023 **Reception #:** E3030357
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 31, BLOCK 21, GAISER HOLLY HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3067 South Holly Place, Denver, CO 80222

Original Note Amt: \$670,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$669,973.80 **As Of:** 08/17/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner
Trustee for the FLIC Residential Mortgage Loan Trust 1
Current Owner: Kristen Corporon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Castle Mortgage Corporation
DBA Excelerate Capital, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Kristen Corporon

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1035295-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0589-2026

NED Date: 09/01/2026

Reception #: E6061144

Original Sale Date: 12/30/2026

Deed of Trust Date: 10/18/2022

Recording Date: 10/19/2022

Reception #: E2104899

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 6, HARMONY SUBDIVISION FILING. NO 12, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 49 N Waterloo Street, Aurora, CO 80018

Original Note Amt: \$618,589.00

LoanType: FHA

Interest Rate:

Current Amount: \$586,145.92

As Of: 08/18/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Jeiel Rey and Allen Paath
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)	Jeiel Rey and Allen Paath

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27509

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0590-2026

NED Date: 09/01/2026

Reception #: E6061152

Original Sale Date: 12/30/2026

Deed of Trust Date: 10/09/2024

Recording Date: 10/11/2024

Reception #: D4066194

Re-Recording Date

Re-Recorded #:

Legal: LOT 54, BLOCK 1, HALLCRAFT'S VILLAGE EAST TOWNHOUSES FILING NO, 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12466 E Kansas Pl, Aurora, CO 80012

Original Note Amt: \$299,730.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$298,932.11

As Of: 08/17/2026

Interest Type: Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Richard Dowdell III, Cassandra Dowdell
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)	Richard Dowdell III, Cassandra Dowdell

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1060403-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0591-2026

NED Date: 09/01/2026

Reception #: E6061151

Original Sale Date: 12/30/2026

Deed of Trust Date: 12/11/2002

Recording Date: 12/24/2002

Reception #: B2247620

Re-Recording Date

Re-Recorded #:

Legal: SEE EXHIBIT A ATTACHED.

Address: 2588 South Vaughn Way, #D, Aurora, CO 80014

Original Note Amt: \$285,000.00

LoanType: Reverse Mortgage HECM

Interest Rate:

Current Amount: \$302,111.07

As Of: 08/18/2026

Interest Type: Fixed

Current Lender (Beneficiary): Onity Mortgage Corporation f/k/a PHH Mortgage Corporation

Current Owner: Leola R. Ward, Donald W. Ward Sr.

Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc., a California Corporation

Grantor (Borrower On Deed of Trust) Leola R. Ward, Donald W. Ward Sr.

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1060488-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0592-2026

NED Date: 09/01/2026

Reception #: E6061156

Original Sale Date: 12/30/2026

Deed of Trust Date: 08/17/2017

Recording Date: 08/22/2017

Reception #: D7095749

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 2, IN CONDOMINIUM BUILDING H, THE SECOND TIMBERS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FOR THE SECOND TIMBERS CONDOMINIUMS, RECORDED ON APRIL 13, 1976 AT RECEPTION NO. 1547016 AND AS AMENDED IN INSTRUMENT RECORDED MAY 21, 1985 AT RECEPTION NO. 2534550 AND FIRST SUPPLEMENT TO THE AMENDED CONDOMINIUM MAP RECORDED MAY 21, 1985 AT RECEPTION NO. 2534551, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE SECOND TIMBERS CONDOMINIUMS RECORDED APRIL 13, 1976, IN BOOK 2437, AT PAGE 124, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15292 E Hampden Cir H2, Aurora, CO 80014

Original Note Amt: \$100,000.00

Loan Type: Conventional Residential

Interest Rate:

Current Amount: \$82,821.44

As Of: 08/19/2026

Interest Type: Fixed

Current Lender (Beneficiary): NewRez LLC

Current Owner: Janet Babb

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Dynamic Mortgage Concepts, Inc., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Janet Babb

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1061373-JH

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0593-2026

NED Date: 09/01/2026

Reception #: E6061159

Original Sale Date: 12/30/2026

Deed of Trust Date: 12/30/2024

Recording Date: 01/07/2025

Reception #: E5001345

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. 113, Building 8828, Country Club Villas Condominiums, Arapahoe County, Colorado, as shown on the Condominium Map recorded in Book 45 at Page 76 and subject to the Condominium Declaration of Country Club Condominiums, recorded in Book 3230 at Page 425, County of Arapahoe, State of Colorado

Address: 8828 E Florida Ave Apt 113, Denver, CO 80247

Original Note Amt: \$132,000.00

LoanType: Commercial

Interest Rate:

Current Amount: \$132,000.00

As Of: 08/06/2026

Interest Type: Fixed

Current Lender (Beneficiary): BFSR4, LLC
Current Owner: Bibiana G. Rosas De Nicosia
Grantee (Lender On Deed of Trust): Boomerang Finance Sub-Reit LLC
Grantor (Borrower On Deed of Trust): Bibiana G Rosas De Nicosia

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: Brown Dunning Fein Drusch PC

Attorney File Number: 4660-028

Phone: (303)329-3363

Fax:

Foreclosure Number: 0594-2026

NED Date: 09/01/2026

Reception #: E6061158

Original Sale Date: 12/30/2026

Deed of Trust Date: 08/21/2023

Recording Date: 08/30/2023

Reception #: E3060446

Re-Recording Date

Re-Recorded #:

Legal: The East 1/2 of the West 1/2 of the North 1/2 of Southwest 1/4, Section 21, Township 4 South, Range 64 West, County of Arapahoe, State Of Colorado. Except that portion thereof conveyed to Arapahoe County by Deed recorded February 15, 1995 in Book 7862 at Page 432 described as follows: The North 30 feet of the Northwest 1/4 Southwest 1/4 Section 21, Township 4 South, Range 64 West of the 6th P.M. County of Arapahoe, State of Colorado.

Address: 36450 E Florida Ave, Watkins, CO 80137

Original Note Amt: \$663,112.00

LoanType: FHA

Interest Rate:

Current Amount: \$651,566.84

As Of: 08/19/2026

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Edith Jacqueline Landaverde
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Edith Jacqueline Landaverde

Publication: Littleton Independent

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO27499

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0595-2026

NED Date: 09/01/2026 **Reception #:** E6061161
Original Sale Date: 12/30/2026
Deed of Trust Date: 05/02/2019 **Recording Date:** 05/09/2019 **Reception #:** D9042799
Re-Recording Date **Re-Recorded #:**

Legal: LOT 50, BLOCK 1, COUNTRY GREEN-FILING 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1970 South Oswego Way, Aurora, CO 80014

Original Note Amt: \$270,019.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$238,249.29 **As Of:** 08/19/2026 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026

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

Attorney File Number: 26-038428 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0596-2026

NED Date: 09/01/2026 **Reception #:** E6061160
Original Sale Date: 12/30/2026
Deed of Trust Date: 06/10/2020 **Recording Date:** 06/11/2020 **Reception #:** E0069733
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 6, KINGSBOROUGH SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-22-2-11-010

Address: 1227 South Cathay Street, Aurora, CO 80017

Original Note Amt: \$367,225.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$301,627.02 **As Of:** 08/19/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Agustina A Giron
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Agustina A Giron

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026

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

Attorney File Number: 26-038432 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0597-2026

NED Date: 09/01/2026

Reception #: E6061162

Original Sale Date: 12/30/2026

Deed of Trust Date: 02/10/2023

Recording Date: 02/21/2023

Reception #: E3010214

Re-Recording Date

Re-Recorded #:

Legal: PARCEL A:

LOT 14, BLOCK 1, SIENNA SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B:

AN EASEMENT FOR THE ENCROACHMENT OF FENCES, SAID EASEMENT BEING APPROXIMATELY OVER THE NORTHERLY 2.2 FEET OF LOT 15, BLOCK 1, SIENNA SUBDIVISION, FILING NO. 1, AS SET FORTH IN DEED RECORDED NOVEMBER 19, 1985 IN BOOK 4601 AT PAGE 760, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1001 S Zeno Way, Aurora, CO 80017

Original Note Amt: \$355,443.00

LoanType: FHA

Interest Rate:

Current Amount: \$346,339.22

As Of: 08/19/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Data Mortgage Inc., dba Essex Mortgage
Current Owner:	Torrean Abrams
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)	Torrean Abrams

Publication: Sentinel Colorado

First Publication Date: 11/05/2026

Last Publication Date: 12/03/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1025442-JH

Phone: (877)369-6122

Fax: (866)894-7369

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From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0598-2026

NED Date:	09/01/2026	Reception #:	E6061145		
Original Sale Date:	12/30/2026				
Deed of Trust Date:	12/23/2015	Recording Date:	01/04/2016	Reception #:	D6000320
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 5, BLOCK 8, CHAMBERS HEIGHTS FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 14832 EAST SECURITY PLACE, AURORA, CO 80011

Original Note Amt:	\$211,029.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$233,328.15	As Of:	08/19/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	NEWREZ LLC
Current Owner:	STEVEN R ALBERT AND MARIA CHRISTINA ALBERT
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust)	STEVEN R. ALBERT

Publication:	Sentinel Colorado	First Publication Date:	11/05/2026		
		Last Publication Date:	12/03/2026		
Attorney for Beneficiary:	Barrett, Frappier & Weisserman, LLP				
Attorney File Number:	00000010822716	Phone:	(303)350-3711	Fax:	(303)813-1107

Foreclosure Number: 0599-2026

NED Date:	09/01/2026	Reception #:	E6061148		
Original Sale Date:	12/30/2026				
Deed of Trust Date:	11/15/2021	Recording Date:	11/19/2021	Reception #:	E1177878
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 6, BLOCK 1, HIGHPOINT SUBDIVISION, FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19691 E Navarro Pl, Aurora, CO 80013-4553

Original Note Amt:	\$330,687.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$305,907.50	As Of:	08/20/2026	Interest Type:	Fixed

Current Lender (Beneficiary):	Rocket Mortgage, LLC
Current Owner:	Clyde R. Cooper Jr. and Emily C. Reyes-Cooper
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Clyde Cooper aka Clyde R. Cooper Jr. and Emily Cooper aka Emily C. Cooper

Publication:	Sentinel Colorado	First Publication Date:	11/05/2026		
		Last Publication Date:	12/03/2026		
Attorney for Beneficiary:	Halliday, Watkins & Mann, PC				
Attorney File Number:	CO27754	Phone:	(303)274-0155	Fax:	(303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From August 26, 2026 Through September 01, 2026

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Foreclosure Number: 0600-2026

NED Date: 09/01/2026 **Reception #:** E6061163
Original Sale Date: 12/30/2026
Deed of Trust Date: 07/21/2021 **Recording Date:** 08/02/2021 **Reception #:** E1120490
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 8 AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24328 E BRANDT AVE, AURORA, CO 80016

Original Note Amt: \$439,500.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$409,678.26 **As Of:** 08/19/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: KELLY MOORE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
ZENITH HOME LOANS, LLC
Grantor (Borrower On Deed of Trust) KELLY MOORE

Publication: Sentinel Colorado **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010796779 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0601-2026

NED Date: 09/01/2026 **Reception #:** E6061164
Original Sale Date: 12/30/2026
Deed of Trust Date: 08/15/2025 **Recording Date:** 08/20/2025 **Reception #:** E5059117
Re-Recording Date **Re-Recorded #:**

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

Address: 6625 South Yosemite Court, Greenwood Village, CO 80111

Original Note Amt: \$695,500.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$695,500.00 **As Of:** 07/29/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Indicate Capital REIT, LLC
Current Owner: Omaha 17 Holdings LLC
Grantee (Lender On Deed of Trust): Indicate Capital REIT, LLC
Grantor (Borrower On Deed of Trust) Omaha 17 Holdings LLC

Publication: Littleton Independent **First Publication Date:** 11/05/2026
Last Publication Date: 12/03/2026
Attorney for Beneficiary: Murr Siler Eckels Delaney, PC
Attorney File Number: 9241.012 **Phone:** (303)534-2277 **Fax:** (303)534-1313