

Notices of Election and Demand Filed in Arapahoe County

From September 02, 2026 Through September 08, 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: 0602-2026

NED Date: 09/04/2026

Reception #: E6062295

Original Sale Date: 01/06/2027

Deed of Trust Date: 07/21/2022

Recording Date: 07/28/2022

Reception #: E2080047

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 6, ADONEA SUBDIVISION FILING NO 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 78 S Oak Hill Ct, Aurora, CO 80018-1734

Original Note Amt: \$529,100.00

LoanType: FHA

Interest Rate:

Current Amount: \$501,737.24

As Of: 08/14/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	D'Ambrose R. Finch, Maegon N. Coble
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, it's successors and assigns
Grantor (Borrower On Deed of Trust)	Maegon N. Coble and D'Ambrose R. Finch

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 26CO00322-1

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0603-2026

NED Date: 09/04/2026

Reception #: E6062298

Original Sale Date: 01/06/2027

Deed of Trust Date: 10/21/2024

Recording Date: 11/05/2024

Reception #: E4072657

Re-Recording Date

Re-Recorded #:

Legal: LOT 60, BIJOU CREEK FIRST AMENDMENT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 243 S. 2nd Avenue, Deer Trail, CO 80105

Original Note Amt: \$50,000.00

LoanType: HELOC

Interest Rate:

Current Amount: \$49,578.35

As Of: 08/21/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Aurora Federal Credit Union
Current Owner:	Brad Schwinkendorf
Grantee (Lender On Deed of Trust):	Aurora Federal Credit Union
Grantor (Borrower On Deed of Trust)	Brad Schwinkendorf

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number: Schwinkendorf

Phone: (303)772-6666

Fax: (303)772-2822

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Foreclosure Number: 0604-2026

NED Date: 09/04/2026

Reception #: E6062297

Original Sale Date: 01/06/2027

Deed of Trust Date: 07/31/2023

Recording Date: 08/04/2023

Reception #: E3053606

Re-Recording Date

Re-Recorded #:

Legal: UNIT C, SORREL RANCH CONDOMINIUMS, ACCORDING TO CONDOMINIUM MAP 50, RECORDED ON FEBRUARY 24, 2022 AT RECEPTION NUMBER E2021826, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AND AS FURTHER DEFINED AND DESCRIBED IN THE SORREL RANCH CONDOMINIUM DECLARATION RECORDED ON DECEMBER 18, 2020 AT RECEPTION NUMBER E0178655, IN SAID RECORDS, AS SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

Address: 23648 E IDA DR UNIT C, AURORA, CO 80016

Original Note Amt: \$440,768.00

LoanType: FHA

Interest Rate:

Current Amount: \$428,196.29

As Of: 08/12/2026

Interest Type: Fixed

Current Lender (Beneficiary): NEWREZ LLC

Current Owner: SANTOSH WASTI AND BANDANA SUBEDI

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR V.I.P. MORTGAGE, INC.

Grantor (Borrower On Deed of Trust) SANTOSH WASTI AND BANDANA SUBEDI

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010891505

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: 0605-2026

NED Date: 09/04/2026

Reception #: E6062300

Original Sale Date: 01/06/2027

Deed of Trust Date: 02/27/2025

Recording Date: 05/06/2026

Reception #: E6030384

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 13, AURORA HILLS 6TH SUBDIVISION FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 418 S. Potomac Way, Aurora, CO 80012

Original Note Amt: \$60,000.00

LoanType: HELOC

Interest Rate:

Current Amount: \$59,886.24

As Of: 08/21/2026

Interest Type: Fixed

Current Lender (Beneficiary): Aurora Federal Credit Union

Current Owner: Fabian Garcia Olivas and Alma Susana Atayde

Grantee (Lender On Deed of Trust): Aurora Federal Credit Union

Grantor (Borrower On Deed of Trust) Fabian Garcia Olivas and Alma Susana Atayde

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number: Garcia Olivas

Phone: (303)772-6666

Fax: (303)772-2822

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Foreclosure Number: 0606-2026

NED Date: 09/04/2026

Reception #: E6062301

Original Sale Date: 01/06/2027

Deed of Trust Date: 09/19/2022

Recording Date: 10/31/2022

Reception #: E2107698

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, BLOCK 10, LYN KNOLL -THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 365 TITAN STREET, AURORA, CO 80011

Original Note Amt: \$515,000.00

LoanType: VA

Interest Rate:

Current Amount: \$494,757.78

As Of: 07/21/2026

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: RICHARD ROBERT FILSON AND SOFIA CHRISTOFI

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

Grantor (Borrower On Deed of Trust) ROBERT FILSON AND SOFIA CHRISTOFI

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010716249

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0607-2026

NED Date: 09/04/2026

Reception #: E6062299

Original Sale Date: 01/06/2027

Deed of Trust Date: 09/19/2005

Recording Date: 10/05/2005

Reception #: B5150612

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 9, IN CONDOMINIUM BUILDING 5, SABLE COVE SUBDIVISION FILING NO. 1, PHASE 1, PHASE 8, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED JUNE 28, 1983 IN BOOK 65 AT PAGE 23, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN CONDOMINIUM DECLARATION FOR SABLE COVE CONDOMINIUMS RECORDED ON SEPTEMBER 15, 1982, IN BOOK 3698 AT PAGE 273, IN SAID RECORDS AND THE STATEMENT OF ANNEXATION OF ADDITION LAND RECORDED MAY 9, 1983 IN BOOK 3957 AT PAGE 519 OF THE AFORESAID RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 910 S DAWSON WAY, AURORA, CO 80012

Original Note Amt: \$84,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$40,390.74

As Of: 08/21/2026

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: ALEMAN PROPERTIES LLC

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
COMPASS BANK

Grantor (Borrower On Deed of Trust) JOE ALEMAN

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010793511

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0608-2026

NED Date: 09/04/2026 **Reception #:** E6062302
Original Sale Date: 01/06/2027
Deed of Trust Date: 01/18/2023 **Recording Date:** 01/23/2023 **Reception #:** E3004454
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 197507102209

Address: 14806 E 2nd Ave 104G, Aurora, CO 80011

Original Note Amt: \$105,600.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$93,226.31 **As Of:** 08/19/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): AMERICAN FINANCING CORPORATION
Current Owner: Joan Mayfield
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) Joan Mayfield

Publication: Sentinel Colorado **First Publication Date:** 11/12/2026
Last Publication Date: 12/10/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 26-038406 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0609-2026

NED Date: 09/04/2026 **Reception #:** E6062303
Original Sale Date: 01/06/2027
Deed of Trust Date: 11/20/2020 **Recording Date:** 12/02/2020 **Reception #:** E0167076
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, SMOKY HILL 400, FILING NO. 7B, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5215 S Pitkin Ct, Centennial, CO 80015

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$343,997.81 **As Of:** 08/25/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Mark Alcala
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Synergy One Lending, Inc., Its
Successors and Assigns
Grantor (Borrower On Deed of Trust) Mark Alcala

Publication: Sentinel Colorado **First Publication Date:** 11/12/2026
Last Publication Date: 12/10/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-26-1055075-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0610-2026

NED Date: 09/04/2026 **Reception #:** E6062304
Original Sale Date: 01/06/2027
Deed of Trust Date: 11/20/2020 **Recording Date:** 12/15/2020 **Reception #:** E0175311
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 5, SUMMER VALLEY SUBDIVISION FILING NO. 5, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3724 S Pitkin Circle, Aurora, CO 80013

Original Note Amt: \$279,700.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$263,074.87 **As Of:** 08/25/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner
Trustee for RCAF Acquisition Trust
Current Owner: Colin L. Smith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal
Financial Company, Limited Partnership, its successors and assigns
Grantor (Borrower On Deed of Trust) Colin Smith aka Colin L. Smith

Publication: Sentinel Colorado **First Publication Date:** 11/12/2026
Last Publication Date: 12/10/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO27856 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0611-2026

NED Date: 09/04/2026 **Reception #:** E6062305
Original Sale Date: 01/06/2027
Deed of Trust Date: 06/26/2024 **Recording Date:** 07/01/2024 **Reception #:** E4041347
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, TRAIL RIDGE SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5226 S RIVIERA CIR, AURORA, CO 80015

Original Note Amt: \$672,592.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$660,500.66 **As Of:** 08/21/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: ARON HERNANDEZ AND MELISSA MARIE CALDERON-MORALES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) MELISSA MARIE CALDERON MORALES AND ARON HERNANDEZ

Publication: Sentinel Colorado **First Publication Date:** 11/12/2026
Last Publication Date: 12/10/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010849370 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0612-2026

NED Date: 09/08/2026

Reception #: E6062574

Original Sale Date: 01/06/2027

Deed of Trust Date: 05/16/2022

Recording Date: 05/18/2022

Reception #: E2055689

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 9, MURPHY CREEK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24603 E Louisiana Cir, Aurora, CO 80018

Original Note Amt: \$448,000.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$430,156.52

As Of: 08/26/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-2, Mortgage-Backed Certificates, Series 2024-2
Current Owner:	Yonas K Desta
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Angel Oak Home Loans LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Yonas K Desta

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1061385-JH

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0613-2026

NED Date: 09/08/2026

Reception #: E6062581

Original Sale Date: 01/06/2027

Deed of Trust Date: 12/26/2020

Recording Date: 02/09/2021

Reception #: E1022436

Re-Recording Date

Re-Recorded #:

Legal: SEE EXHIBIT A ATTACHED

Address: 3874 S Fraser St Apt P01, Aurora, CO 80014

Original Note Amt: \$107,225.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$98,767.86

As Of: 08/26/2026

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Rebecca Wonderly
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Central Mortgage Funding, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Rebecca Wonderly

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-26-1061677-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0614-2026

NED Date: 09/08/2026

Reception #: E6062573

Original Sale Date: 01/06/2027

Deed of Trust Date: 09/23/2019

Recording Date: 10/07/2019

Reception #: D9106727

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO 315, CLUB VALENCIA CONDIMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 IN BOOK 42 AT PAGE 74, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1302 South Parker Rd Unit 315, Denver, CO 80231

Original Note Amt: \$109,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$86,426.39

As Of: 08/25/2026

Interest Type: Fixed

Current Lender (Beneficiary): Sunflower Bank, N.A.

Current Owner: Alexandra Fileccia

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., nominee for Guardian Mortgage, a division of Sunflower Bank, N.A.

Grantor (Borrower On Deed of Trust) Rebecca K. Busch

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Taherzadeh, P.L.L.C.

Attorney File Number: Busch 110-00334

Phone: (469)729-6800

Fax: (469)828-2772

Foreclosure Number: 0615-2026

NED Date: 09/08/2026

Reception #: E6062575

Original Sale Date: 01/06/2027

Deed of Trust Date: 03/03/2025

Recording Date: 03/05/2025

Reception #: E5014653

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 1342 S Cathay Ct 101, Aurora, CO 80017

Original Note Amt: \$197,555.00

LoanType: FHA

Interest Rate:

Current Amount: \$195,499.34

As Of: 08/25/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Adam Alberto Montanez Mariscal

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

Grantor (Borrower On Deed of Trust) Adam Alberto Montanez Mariscal

Publication: Sentinel Colorado

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: 26-038474

Phone: (303)706-9990

Fax: (303)706-9994

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