

Notices of Election and Demand Filed in Arapahoe County

From November 05, 2025 Through November 11, 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: 0651-2025

NED Date: 11/07/2025 **Reception #:** E5080862
Original Sale Date: 03/11/2026
Deed of Trust Date: 10/18/2006 **Recording Date:** 11/13/2006 **Reception #:** B6161074
Re-Recording Date **Re-Recorded #:**

Legal: LOT 36, FOUR LAKES SUBDIVISION FILING NO. 4B COUNTY OF ARAPAHOE STATE OF COLORADO
*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of Arapahoe County, Colorado, on 10/17/2025 at Reception No. E5074903 to correct the legal description.

Address: 2079 East Phillips Lane, Centennial, CO 80122

Original Note Amt: \$60,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$44,209.94 **As Of:** 10/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Wade A Kyner
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Wade A Kyner

Publication: Littleton Independent **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1025313-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0652-2025

NED Date: 11/07/2025 **Reception #:** E5080864
Original Sale Date: 03/11/2026
Deed of Trust Date: 12/22/2023 **Recording Date:** 12/27/2023 **Reception #:** E3085643
Re-Recording Date **Re-Recorded #:**

Legal: Lot 9, Block 8, HARMONY SUBDIVISION FILING NO. 13, according to the map or plat thereof, recorded in Plat Reception No. E1067744, County of Arapahoe, State of Colorado.

Address: 27456 E. Byers Place, Aurora, CO 80018

Original Note Amt: \$511,450.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$503,556.99 **As Of:** 10/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, as Trustee for BMCF-EG Gunyah Series II Trust
Current Owner: Doosuur Gambe
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd.
Grantor (Borrower On Deed of Trust): Doosuur Gambe

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00588-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0654-2025

NED Date: 11/07/2025

Reception #: E5080863

Original Sale Date: 03/11/2026

Deed of Trust Date: 06/16/2021

Recording Date: 06/23/2021

Reception #: E1099923

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN#: 197519332027

Address: 14191 East Jewell Avenue #103, Aurora, CO 80012

Original Note Amt: \$208,650.00

LoanType: FHA

Interest Rate:

Current Amount: \$196,076.66

As Of: 10/24/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jack Mays
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Franklin Loan Center, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jack Mays

Publication: Sentinel Colorado

First Publication Date: 01/15/2026

Last Publication Date: 02/12/2026

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

Attorney File Number: 25-036063

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0655-2025

NED Date: 11/07/2025

Reception #: E5080872

Original Sale Date: 03/11/2026

Deed of Trust Date: 02/19/2025

Recording Date: 03/31/2025

Reception #: E5021499

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 19, AURORA HILLS FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO JASON A. RAMIREZ FROM JASON A. RAMIREZ AND JOHN R. HARDMAN AND RECORDED ON JUNE 23, 2021 IN INSTRUMENT: E1100141.

Address: 12454 E. Alaska Avenue, Aurora, CO 80012

Original Note Amt: \$60,000.00

LoanType: CONV

Interest Rate:

Current Amount: \$60,000.00

As Of: 10/02/2025

Interest Type: Fixed

Current Lender (Beneficiary):	AmeriSave Mortgage Corporation
Current Owner:	Jason A. Ramirez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmeriSave Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Jason A. Ramirez

Publication: Sentinel Colorado

First Publication Date: 01/15/2026

Last Publication Date: 02/12/2026

Attorney for Beneficiary: MESSNER REEVES LLP

Attorney File Number: 10058.0158

Phone: (303)623-4806

Fax:

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From November 05, 2025 Through November 11, 2025

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Foreclosure Number: 0656-2025

NED Date: 11/07/2025 **Reception #:** E5080877
Original Sale Date: 03/11/2026
Deed of Trust Date: 09/13/2019 **Recording Date:** 09/16/2019 **Reception #:** D9096117
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 5, SEVEN LAKES SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19551 E GIRTON PL, AURORA, CO 80013-3777

Original Note Amt: \$358,290.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$321,156.64 **As Of:** 10/28/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: NICHOLAS S ROINESTAD AND NICHOLE O BOGNER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust): NICHOLE O BOGNER AND NICHOLAS S ROINESTAD

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010632768 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0657-2025

NED Date: 11/07/2025 **Reception #:** E5080873
Original Sale Date: 03/11/2026
Deed of Trust Date: 11/01/2024 **Recording Date:** 11/05/2024 **Reception #:** E4072739
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 7, COLUMBINE HEIGHTS, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6690 South Sheridan Blvd, Littleton, CO 80123

Original Note Amt: \$1,237,500.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$1,237,500.00 **As Of:** 10/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as successor in Interest to U.S. Bank National Association, not in its individual capacity but solely as trustee of Plaza RTL Trust
Current Owner: Candice Telaya Koch Dalek
Grantee (Lender On Deed of Trust): Conventus LLC, a California limited liability company
Grantor (Borrower On Deed of Trust): Candice Telaya Koch Dalek

Publication: Littleton Independent **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1026806-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0658-2025

NED Date: 11/07/2025

Reception #: E5080874

Original Sale Date: 03/11/2026

Deed of Trust Date: 07/11/2023

Recording Date: 07/12/2023

Reception #: E3047209

Re-Recording Date

Re-Recorded #:

Legal: LOT EIGHTY-ONE (81) IN BLOCK SEVEN (7) OF COPPERLEAF FILING NO. 18, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4372 S Nepal Street, Centennial, CO 80015

Original Note Amt: \$448,407.00

LoanType: FHA

Interest Rate:

Current Amount: \$441,363.88

As Of: 10/27/2025

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST

Current Owner: Stacia Harris

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) Stacia Harris

Publication: Sentinel Colorado

First Publication Date: 01/15/2026

Last Publication Date: 02/12/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25418

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0659-2025

NED Date: 11/07/2025 **Reception #:** E5080865
Original Sale Date: 03/11/2026
Deed of Trust Date: 07/26/2019 **Recording Date:** 08/15/2019 **Reception #:** D9082951
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, PINEY CREEK EAST SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19084 E Low Dr, Aurora, CO 80015-3190

Original Note Amt: \$362,500.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$335,114.29 **As Of:** 10/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Buba B. Zimba-Turner
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Buba B. Zimba Turner

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO24993 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0660-2025

NED Date: 11/07/2025 **Reception #:** E5080875
Original Sale Date: 03/11/2026
Deed of Trust Date: 05/10/2024 **Recording Date:** 05/10/2024 **Reception #:** E4029146
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, EASTER-LIMA SUBDIVISION FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED APRIL 21, 2023 UNDER RECEPTION NO. E3026543, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7040 South Kenton Street, Centennial, CO 80112

Original Note Amt: \$2,300,000.00 **LoanType:** Seller Financed Private Loa **Interest Rate:**
Current Amount: \$2,300,000.00 **As Of:** 08/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Easterlima Development, LLP
Current Owner: Camp Pickle Centennial Landowner, LLC
Grantee (Lender On Deed of Trust): Easterlima Development, LLP
Grantor (Borrower On Deed of Trust): Camp Pickle Centennial Landowner, LLC

Publication: Littleton Independent **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026
Attorney for Beneficiary: Colorado Law Group
Attorney File Number: 15135.001 **Phone:** (719)635-4200 **Fax:** (719)635-2493

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Foreclosure Number: 0661-2025

NED Date: 11/07/2025 **Reception #:** E5080876
Original Sale Date: 03/11/2026
Deed of Trust Date: 06/10/2022 **Recording Date:** 06/13/2022 **Reception #:** E2064617
Re-Recording Date **Re-Recorded #:**

Legal: LOT 62 BLK 9 KINGSBOROUGH 2ND FLG UNIT 1, County of Arapahoe, State of Colorado.

PARCEL IDENTIFICATION NUMBER: 1975-29-1-11-001, 031452392 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON FEBRUARY 21, 2024 AT RECEPTION NO. E4009818 TO CORRECT LEGAL DESCRIPTION.

Address: 2178 S Mobile Way, Aurora, CO 80013-1142

Original Note Amt: \$429,828.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$312,034.20 **As Of:** 10/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: John Jeffrey AND Mandy Jeffrey
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) John Jeffrey AND Mandy Jeffrey

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026

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

Attorney File Number: 24-031864 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0662-2025

NED Date: 11/07/2025 **Reception #:** E5080879
Original Sale Date: 03/11/2026
Deed of Trust Date: 03/12/2020 **Recording Date:** 03/17/2020 **Reception #:** E0032997
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 4, STERLING HILLS SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2613 South Ensenada Way, Aurora, CO 80013

Original Note Amt: \$50,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$49,098.76 **As Of:** 10/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Colorado
Current Owner: Eugene Bruce Hockenberry Jr.
Grantee (Lender On Deed of Trust): Credit Union of Colorado
Grantor (Borrower On Deed of Trust) Sharon D. Stohlman

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number: Stohlman **Phone:** (303)772-6666 **Fax:** (303)772-2822

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0664-2025

NED Date: 11/07/2025

Reception #: E5080870

Original Sale Date: 03/11/2026

Deed of Trust Date: 09/20/2017

Recording Date: 09/21/2017

Reception #: D7107803

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 2, HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7628 South Country Club Parkway, Aurora, CO 80016

Original Note Amt: \$580,500.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$508,589.22

As Of: 10/28/2025

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Trust, National Association, not in its individual capacity but solely as trustee for Sequoia Mortgage Trust 2017-CH2

Current Owner: Brian Mathenge

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

Grantor (Borrower On Deed of Trust) Brian Mathenge

Publication: Sentinel Colorado

First Publication Date: 01/15/2026

Last Publication Date: 02/12/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1027017-JH

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0665-2025

NED Date: 11/07/2025 **Reception #:** E5080878
Original Sale Date: 03/11/2026
Deed of Trust Date: 02/25/2022 **Recording Date:** 02/28/2022 **Reception #:** E2023156
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 3, LEXINGTON SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 1975-20-1-03-004

Address: 1186 S Norfolk St, Aurora, CO 80017

Original Note Amt: \$500,762.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$471,469.72 **As Of:** 10/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Andrew C Crowder and Anna Crowder
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BAY EQUITY LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Andrew C Crowder and Anna Crowder

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026

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

Attorney File Number: 25-036041 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0666-2025

NED Date: 11/07/2025 **Reception #:** E5080868
Original Sale Date: 03/11/2026
Deed of Trust Date: 04/29/2021 **Recording Date:** 06/10/2021 **Reception #:** E1092978
Re-Recording Date **Re-Recorded #:**

Legal: THE NORTHERLY 21.795 FEET OF LOT 116 AND THE SOUTHERLY 2.205 FEET OF LOT 115, EXCEPT THE EASTERLY 16 FEET THEREOF, LITTLE TURTLE, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 1973-27-1-04-242

Address: 10295 E Evans Ave Unit 116, Aurora, CO 80247

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$313,945.65 **As Of:** 10/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Crystal Hazelwood
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): Crystal Hazelwood

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026

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

Attorney File Number: 23-031070 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From November 05, 2025 Through November 11, 2025

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Foreclosure Number: 0667-2025

NED Date: 11/07/2025 **Reception #:** E5080871
Original Sale Date: 03/11/2026
Deed of Trust Date: 11/22/2021 **Recording Date:** 12/02/2021 **Reception #:** E1183544
Re-Recording Date **Re-Recorded #:**

Legal: LOT TWENTY-SEVEN (27), BLOCK SEVEN (7), COPPERLEAF FILING NO. 18, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4377 SOUTH NETHERLAND COURT, AURORA, CO 80015-6835

Original Note Amt: \$431,479.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$446,883.16 **As Of:** 10/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): AMERICAN FINANCING CORPORATION
Current Owner: ADAM CARTER AND MORGAN CARTER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust): ADAM CARTER AND MORGAN CARTER

Publication: Sentinel Colorado **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010614030 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0668-2025

NED Date: 11/07/2025 **Reception #:** E5080880
Original Sale Date: 03/11/2026
Deed of Trust Date: 06/24/2021 **Recording Date:** 06/29/2021 **Reception #:** E1103664
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, SCHULER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 10,2006 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. B6144287, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3110 S BRYANT ST, ENGLEWOOD, CO 80110-1913

Original Note Amt: \$363,451.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$329,310.28 **As Of:** 10/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: LAURA PHILLIPS-STRAIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC.
Grantor (Borrower On Deed of Trust): LAURA BETH PHILLIPS-STRAIN

Publication: Littleton Independent **First Publication Date:** 01/15/2026
Last Publication Date: 02/12/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010637577 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0669-2025

NED Date: 11/07/2025

Reception #: E5080882

Original Sale Date: 03/11/2026

Deed of Trust Date: 09/21/2021

Recording Date: 09/28/2021

Reception #: E1150084

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, SOUTH DECATUR SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3230 S DECATUR ST, DENVER, CO 80236

Original Note Amt: \$383,000.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$355,739.86

As Of: 10/30/2025

Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	FELIPE SANTANA BUSTOS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TOWNE MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust)	FELIPE SANTANA BUSTOS

Publication: Sentinel Colorado

First Publication Date: 01/15/2026

Last Publication Date: 02/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010639409

Phone: (303)350-3711

Fax: (303)813-1107

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From November 05, 2025 Through November 11, 2025

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Foreclosure Number: 0670-2025

NED Date: 11/07/2025

Reception #: E5080869

Original Sale Date: 03/11/2026

Deed of Trust Date: 02/18/2022

Recording Date: 02/22/2022

Reception #: E2020608

Re-Recording Date

Re-Recorded #:

Legal: LOT 61, SOUTHPARK SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO
A.P.N.: 2077-32-1-16-061

Address: 2972 W LONG DRIVE #E, Littleton, CO 80120

Original Note Amt: \$600,880.00

LoanType: VA

Interest Rate:

Current Amount: \$598,104.93

As Of: 10/29/2025

Interest Type: Fixed

Current Lender (Beneficiary): MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL

Current Owner: SHELLY L EDWARDS

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TRINITY HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) SHELLY L EDWARDS

Publication: Littleton Independent

First Publication Date: 01/15/2026

Last Publication Date: 02/12/2026

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

Attorney File Number: 25-034770

Phone: (303)706-9990

Fax: (303)706-9994