

Notices of Election and Demand Filed in Arapahoe County

From October 29, 2025 Through November 04, 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: 0636-2025

NED Date: 10/31/2025

Reception #: E5078878

Original Sale Date: 03/04/2026

Deed of Trust Date: 10/06/2021

Recording Date: 10/22/2021

Reception #: E1161666

Re-Recording Date

Re-Recorded #:

Legal: PARCEL I:

LOT 1, BLOCK 1, INTERPLAZA 225 SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

EASEMENT FOR ROADWAY PURPOSES AS CREATED BY GRANT OF EASEMENT AND RIGHT OF WAY RECORDED AUGUST 21, 1979 IN BOOK 3058 AT PAGE 298, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL III:

NONEXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 19, 1982 IN BOOK 3739 AT PAGE 19, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL IV:

AN EASEMENT FOR ROADWAY PURPOSES AS CREATED BY THE GRANT OF EASEMENT RECORDED NOVEMBER 24, 1982 IN BOOK 3741 AT PAGE 601 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 1575.62 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY BOUNDARY LINE OF LOT 1, BLOCK 1, INTERPLAZA 225 SUBDIVISION, FILING NO. 1; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, THE TANGENT OF SAID CURVE FORMING A DEFLECTION ANGLE TO THE RIGHT OF 180 DEGREES 00 MINUTES 00 SECONDS FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT A DISTANCE OF 100.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEGREES 28 MINUTES 16 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 5.10 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE; THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 109 DEGREES 28 MINUTES 16 SECONDS FROM THE TANGENT OF THE LAST DESCRIBED CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E. JEWELL AVENUE A DISTANCE OF 31.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, THE TANGENT OF SAID CURVE FORMING A DEFLECTION ANGLE TO THE LEFT OF 109 DEGREES 28 MINUTES 16 SECONDS FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 28 MINUTES 16 SECONDS, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 5.10 FEET TO A POINT OF TANGENT; THENCE ALONG SAID TANGENT A DISTANCE OF 100 FEET TO A POINT OF CURVE: THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS. A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF BEGINNING. COUNTY OF ARAPAHOE, STATE OF COLORADO.

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Address: 14100 E Jewell Ave, Aurora, CO 80012

Original Note Amt: \$200,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$137,190.62 **As Of:** 10/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Bank of Colorado
Current Owner: Preferred Properties, Ltd.
Grantee (Lender On Deed of Trust): Bank of Colorado
Grantor (Borrower On Deed of Trust): Preferred Properties, Ltd.

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 230528-00278 **Phone:** (303)628-9690 **Fax:**

Foreclosure Number: 0637-2025

NED Date: 10/31/2025 **Reception #:** E5078886
Original Sale Date: 03/04/2026
Deed of Trust Date: 09/27/2019 **Recording Date:** 10/09/2019 **Reception #:** D9107919
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 032536314

Address: 18131 E Arizona Ave Unit F, Aurora, CO 80017

Original Note Amt: \$166,920.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$149,233.77 **As Of:** 10/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kelly Maebane
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): Kelly Maebane

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

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

Attorney File Number: 25-035951 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From October 29, 2025 Through November 04, 2025

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Foreclosure Number: 0638-2025

NED Date: 10/31/2025 **Reception #:** E5078880
Original Sale Date: 03/04/2026
Deed of Trust Date: 05/23/2003 **Recording Date:** 06/12/2003 **Reception #:** B3126410
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 4880 EAST KENTUCKY AVENUE D, DENVER, CO 80246

Original Note Amt: \$115,200.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$50,065.49 **As Of:** 10/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: JAMES N THOMAIDIS
Grantee (Lender On Deed of Trust): BANK OF AMERICA, N.A.
Grantor (Borrower On Deed of Trust): JAMES N. THOMAIDIS

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010601995 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0639-2025

NED Date: 10/31/2025 **Reception #:** E5078875
Original Sale Date: 03/04/2026
Deed of Trust Date: 05/25/2023 **Recording Date:** 05/26/2023 **Reception #:** E3035570
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A

Address: 13833 E Lehigh Ave Apt A, Aurora, CO 80014

Original Note Amt: \$320,230.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$314,580.35 **As Of:** 10/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Planet Home Lending, LLC
Current Owner: Willard Ferneau
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC DBA Veterans United Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust): Willard Ferneau

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48236733 **Phone:** (187)735-32146 **Fax:**

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Foreclosure Number: 0641-2025

NED Date: 10/31/2025 **Reception #:** E5078881
Original Sale Date: 03/04/2026
Deed of Trust Date: 07/12/2023 **Recording Date:** 07/31/2023 **Reception #:** E3051870
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 6, EAST CREEK FILING NO.NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 435 S Airport Blvd, Aurora, CO 80017

Original Note Amt: \$110,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$110,084.80 **As Of:** 10/17/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: Holst & Tehrani LLP
Attorney File Number: Cooper, Lasonya **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: 0642-2025

NED Date: 10/31/2025 **Reception #:** E5078877
Original Sale Date: 03/04/2026
Deed of Trust Date: 03/22/2017 **Recording Date:** 03/27/2017 **Reception #:** D7034689
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 12, SMOKY RIDGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2073-15-1-11-019

Address: 19859 E Prentice Place, Centennial, CO 80015

Original Note Amt: \$305,500.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$254,987.81 **As Of:** 10/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Steve Montalvo and Cecilia Montalvo
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): Steve Alfonso Montalvo

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035955 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0643-2025

NED Date: 10/31/2025 **Reception #:** E5078882
Original Sale Date: 03/04/2026
Deed of Trust Date: 10/31/2022 **Recording Date:** 11/04/2022 **Reception #:** E2109270
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN#: 032318775

Address: 14304 E Hawaii Cir Unit D, Aurora, CO 80012

Original Note Amt: \$284,900.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$274,924.97 **As Of:** 10/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Virgil G. Bailey, III
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Plains
Commerce Bank, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Virgil BaileY

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

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

Attorney File Number: 24-033602 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0644-2025

NED Date: 11/04/2025 **Reception #:** E5079768
Original Sale Date: 03/04/2026
Deed of Trust Date: 04/23/2018 **Recording Date:** 04/27/2018 **Reception #:** D8040925
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 6, HIGHPOINT SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3883 S Bahama Street, Aurora, CO 80013

Original Note Amt: \$517,500.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$153,857.10 **As Of:** 10/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: Edward Lee Massey AND Audrey M. Massey
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) Edward Lee Massey AND Audrey M. Massey

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

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

Attorney File Number: 25-035948 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0645-2025

NED Date: 11/04/2025 **Reception #:** E5079769
Original Sale Date: 03/04/2026
Deed of Trust Date: 05/19/2022 **Recording Date:** 05/25/2022 **Reception #:** E2057869
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: \$74,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$74,090.32 **As Of:** 10/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): ENT CREDIT UNION
Current Owner: Kelly Moore
Grantee (Lender On Deed of Trust): ENT CREDIT UNION
Grantor (Borrower On Deed of Trust): Kelly Moore

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

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

Attorney File Number: 25-035860 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0646-2025

NED Date: 11/04/2025 **Reception #:** E5079762
Original Sale Date: 03/04/2026
Deed of Trust Date: 05/01/2023 **Recording Date:** 05/03/2023 **Reception #:** E3029599
Re-Recording Date: **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 5767 S. Gallup Street, Littleton, CO 80120

Original Note Amt: \$1,710,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$1,657,639.78 **As Of:** 10/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Live Oak Banking Company
Current Owner: Wagmore Holdings, Inc.
Grantee (Lender On Deed of Trust): Live Oak Banking Company
Grantor (Borrower On Deed of Trust): Wagmore Holdings, Inc.

Publication: Littleton Independent **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: MESSNER REEVES LLP

Attorney File Number: 13818.0006 **Phone:** (303)623-4806 **Fax:**

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Foreclosure Number: 0647-2025

NED Date: 11/04/2025 **Reception #:** E5079767
Original Sale Date: 03/04/2026
Deed of Trust Date: 05/01/2023 **Recording Date:** 05/03/2023 **Reception #:** E3029601
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 3, PINEY CREEK VILLAGE FILING NO. 2,
COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 16477 E. Orchard Place, Centennial, CO 80016

Original Note Amt: \$1,710,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$1,657,639.78 **As Of:** 10/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Live Oak Banking Company
Current Owner: ANTONY BUSHELL AND MICHELE BUSHELL
Grantee (Lender On Deed of Trust): Live Oak Banking Company
Grantor (Borrower On Deed of Trust): ANTONY BUSHELL AND MICHELE BUSHELL

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: MESSNER REEVES LLP
Attorney File Number: 13818.0006.001 **Phone:** (303)623-4806 **Fax:**

Foreclosure Number: 0648-2025

NED Date: 11/04/2025 **Reception #:** E5079763
Original Sale Date: 03/04/2026
Deed of Trust Date: 03/17/2021 **Recording Date:** 03/23/2021 **Reception #:** E1048512
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, MEADOW HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3608 S Elkhart St., Aurora, CO 80014

Original Note Amt: \$408,300.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$373,501.28 **As Of:** 10/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Reza V. Rezai
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Reza V. Rezai

Publication: Sentinel Colorado **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP
Attorney File Number: 307912-00134 **Phone:** (303)628-9690 **Fax:**

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Foreclosure Number: 0650-2025

NED Date: 11/04/2025

Reception #: E5079766

Original Sale Date: 03/04/2026

Deed of Trust Date: 12/17/2021

Recording Date: 12/22/2021

Reception #: E1192692

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 7222 S BLACKHAWK ST, UNIT 201, ENGLEWOOD, CO 80112-4011

Original Note Amt: \$326,822.00

LoanType: VA

Interest Rate:

Current Amount: \$303,343.64

As Of: 10/23/2025

Interest Type: Fixed

| | |
|--|---|
| Current Lender (Beneficiary): | CARRINGTON MORTGAGE SERVICES, LLC |
| Current Owner: | CHASE BRONSON SAVAGE |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC |
| Grantor (Borrower On Deed of Trust) | CHASE BRONSON SAVAGE |

Publication: Littleton Independent

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010628063

Phone: (303)350-3711

Fax: (303)813-1107