

Notices of Election and Demand Filed in Arapahoe County

From December 10, 2025 Through December 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: 0730-2025

NED Date: 12/12/2025 **Reception #:** E5089314
Original Sale Date: 04/15/2026
Deed of Trust Date: 02/18/2022 **Recording Date:** 02/18/2022 **Reception #:** E2019792
Re-Recording Date **Re-Recorded #:**

Legal: LOT 34, BLOCK 5, PARKVIEW COMMONS SUBDIVISION FILING NO. 2, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 2, 1985 IN BOOK 4480 AT PAGE 308, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5566 S Ireland St, Centennial, CO 80015

Original Note Amt: \$580,160.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$542,046.18 **As Of:** 11/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Brady Kell and Chantel Kell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for First Western Trust Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Brady Kell and Chantel Kell

Publication: Sentinel Colorado **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1028588-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0731-2025

NED Date: 12/12/2025 **Reception #:** E5089317
Original Sale Date: 04/15/2026
Deed of Trust Date: 10/27/2022 **Recording Date:** 11/08/2022 **Reception #:** E2110375
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, COPPERLEAF FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4558 S Valdai Cir, Aurora, CO 80015

Original Note Amt: \$100,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$96,839.80 **As Of:** 11/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Amador Quintana and Mireya Quintana
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Amador Quintana and Mireya Quintana

Publication: Sentinel Colorado **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

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

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Foreclosure Number: 0732-2025

NED Date: 12/12/2025 **Reception #:** E5089315
Original Sale Date: 04/15/2026
Deed of Trust Date: 07/15/2020 **Recording Date:** 07/29/2020 **Reception #:** E0095679
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID: 034241639

Address: 10010 East Gunnison Place #702, Aurora, CO 80247

Original Note Amt: \$272,964.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$244,782.65 **As Of:** 11/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Michael Lucas
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Michael Lucas

Publication: Sentinel Colorado **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

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

Attorney File Number: 23-029368 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0733-2025

NED Date: 12/12/2025 **Reception #:** E5089316
Original Sale Date: 04/15/2026
Deed of Trust Date: 03/24/2022 **Recording Date:** 03/25/2022 **Reception #:** E2034149
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

A.P.N.: 2071-19-4-50-003

Address: 24646 E Calhoun Pl #C, Aurora, CO 80016

Original Note Amt: \$446,758.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$425,165.04 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Artyn Keshchyan AND Yana Vasilyeva
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Artyn Keshchyan AND Yana Vasilyeva

Publication: Sentinel Colorado **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

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

Attorney File Number: 25-036130 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0734-2025

NED Date: 12/16/2025

Reception #: E5089914

Original Sale Date: 04/15/2026

Deed of Trust Date: 02/01/2022

Recording Date: 02/08/2022

Reception #: E2015224

Re-Recording Date

Re-Recorded #:

Legal: Please see Attached Exhibit A.

Address: 18395 E Mexico Pl, Aurora, CO 80017

Original Note Amt: \$244,700.00

LoanType: Conventional Residential

Interest Rate:

Current Amount: \$231,803.04

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	Select Portfolio Servicing, Inc.
Current Owner:	Virginia Nell Graham
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Virginia Nell Graham

Publication: Sentinel Colorado

First Publication Date: 02/19/2026

Last Publication Date: 03/19/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1026713-JH

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