

Notices of Election and Demand Filed in Arapahoe County

From December 17, 2025 Through December 23, 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: 0735-2025

NED Date: 12/19/2025 **Reception #:** E5091050
Original Sale Date: 04/22/2026
Deed of Trust Date: 08/31/2009 **Recording Date:** 09/02/2009 **Reception #:** B9096911
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 13850 E Marina Dr Building 235 Unit 510, Aurora, CO 80014

Original Note Amt: \$91,596.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$63,257.53 **As Of:** 12/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: Robert A Degoey
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LIBERTY SAVINGS BANK, FSB, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Robert A Degoey

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035960 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0736-2025

NED Date: 12/19/2025 **Reception #:** E5091051
Original Sale Date: 04/22/2026
Deed of Trust Date: 06/23/2023 **Recording Date:** 06/27/2023 **Reception #:** E3043124
Re-Recording Date: **Re-Recorded #:**

Legal: See Attached Exhibit A Legal Description

Address:

Original Note Amt: \$721,500.00 **LoanType:** commercial **Interest Rate:**
Current Amount: \$721,496.38 **As Of:** 10/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3
Current Owner: LRWKRE I, LLC
Grantee (Lender On Deed of Trust): Whisper Capital, LLC
Grantor (Borrower On Deed of Trust): LRWKRE I, LLC

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026
Attorney for Beneficiary: Murr Siler Eckels Delaney, PC
Attorney File Number: 8407.018 **Phone:** (303)534-2277 **Fax:** (303)534-1313

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Foreclosure Number: 0737-2025

NED Date: 12/19/2025 **Reception #:** E5091054
Original Sale Date: 04/22/2026
Deed of Trust Date: 07/31/2023 **Recording Date:** 08/07/2023 **Reception #:** E3053852
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 14140 E Temple Dr #U5, Aurora, CO 80015

Original Note Amt: \$168,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$168,000.00 **As Of:** 10/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: Edwards REI, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, LLC
Grantor (Borrower On Deed of Trust): Edwards REI, LLC

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00403-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0738-2025

NED Date: 12/19/2025 **Reception #:** E5091053
Original Sale Date: 04/22/2026
Deed of Trust Date: 07/10/2020 **Recording Date:** 07/17/2020 **Reception #:** E0088395
Re-Recording Date **Re-Recorded #:**

Legal: Lot 65, Block 13, Meadowood Filing Two, County of Arapahoe, State of Colorado

Address: 3101 S Joplin Ct, Aurora, CO 80013

Original Note Amt: \$126,700.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$114,119.08 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Paget Wattson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Grantor (Borrower On Deed of Trust): Paget Wattson

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00656-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0739-2025

NED Date: 12/23/2025 **Reception #:** E5091769
Original Sale Date: 04/22/2026
Deed of Trust Date: 04/05/2005 **Recording Date:** 04/29/2005 **Reception #:** B5061492
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 23 AND 24, BLOCK 7, AURORA HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11045 EAST 13TH AVE, AURORA, CO 80010

Original Note Amt: \$133,360.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$218,685.51 **As Of:** 12/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7
Current Owner: PATRICK J DAIGLE AND CATHLEEN SHIFFER
Grantee (Lender On Deed of Trust): AMERIQUEST MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust): CATHERINE SHIFFER AND PATRICK J. DAIGLE

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010648335 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0740-2025

NED Date: 12/23/2025 **Reception #:** E5091771
Original Sale Date: 04/22/2026
Deed of Trust Date: 08/20/2021 **Recording Date:** 08/23/2021 **Reception #:** E1131487
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 9, KINGSBOROUGH FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16437 E VASSAR AVE, AURORA, CO 80013

Original Note Amt: \$424,348.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$387,382.24 **As Of:** 12/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: WYLI S WILLIAMSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): WYLI S WILLIAMSON AND GLORIA HUFF

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010663045 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0743-2025

NED Date: 12/23/2025 **Reception #:** E5091770
Original Sale Date: 04/22/2026
Deed of Trust Date: 08/22/2003 **Recording Date:** 08/29/2003 **Reception #:** B3192212
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17648 E Loyola Dr #D, Aurora, CO 80013

Original Note Amt: \$100,200.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$37,236.67 **As Of:** 12/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: James E Vanwazer
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Market Street Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) James E Vanwazer

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1030352-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0744-2025

NED Date: 12/23/2025 **Reception #:** E5091772
Original Sale Date: 04/22/2026
Deed of Trust Date: 09/23/2024 **Recording Date:** 10/08/2024 **Reception #:** E4065094
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 10, KINGSBOROUGH FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2433 S Memphis Way, Aurora, CO 80013

Original Note Amt: \$397,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$396,087.26 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Donna L Sexton
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Sovereign Lending Group Incorporated., as beneficiary, as nominee for Sovereign Lending Group Incorporated., its successors and assigns
Grantor (Borrower On Deed of Trust) Donna L Sexton

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1018003-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0745-2025

NED Date: 12/23/2025 **Reception #:** E5091773
Original Sale Date: 04/22/2026
Deed of Trust Date: 01/07/2020 **Recording Date:** 01/13/2020 **Reception #:** E0005385
Re-Recording Date: **Re-Recorded #:**

Legal: Real property and improvements having a property address of 186 7th Avenue, Deer Trail CO 80150, Legally described on Exhibit A attached hereto, together with all its appurtenances (the "Property").

Address: 186 7th Avenue, Deer Trail, CO 80105

Original Note Amt: \$31,000.00 **LoanType:** Consumer **Interest Rate:**
Current Amount: \$29,538.35 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): TBK Bank, SSB
Current Owner: Donna May Trask
Grantee (Lender On Deed of Trust): TBK Bank, SSB
Grantor (Borrower On Deed of Trust): Donna May Trask

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026

Attorney for Beneficiary: Hatch Ray Olsen Conant LLC

Attorney File Number: T-541.002 **Phone:** (303)298-1800 **Fax:**

Foreclosure Number: 0746-2025

NED Date: 12/23/2025 **Reception #:** E5091776
Original Sale Date: 04/22/2026
Deed of Trust Date: 09/11/2020 **Recording Date:** 09/14/2020 **Reception #:** E0120793
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION, FILING NO. 7,
COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1028 S Ventura Way, Aurora, CO 80017

Original Note Amt: \$347,643.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$307,675.04 **As Of:** 12/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Arthur Thomas Weiss Jr
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Home Point Financial Corporation, Its successors and assigns
Grantor (Borrower On Deed of Trust): Arthur Thomas Weiss Jr

Publication: Sentinel Colorado **First Publication Date:** 02/26/2026
Last Publication Date: 03/26/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1029654-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369