

# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 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:** 0105-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011956		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	12/22/2023	<b>Recording Date:</b>	12/27/2023	<b>Reception #:</b>	E3085383
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 9, Block 3, Fox Hill Filing Number One, County of Arapahoe, State of Colorado.

**Address:** 4832 S Genoa St, Centennial, CO 80015

<b>Original Note Amt:</b>	\$439,814.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$436,846.78	<b>As Of:</b>	02/07/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Lakeview Loan Servicing, LLC
<b>Current Owner:</b>	Albert McClay
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Albert McClay

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

<b>Attorney File Number:</b>	CO24223	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0106-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011951		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	03/31/2010	<b>Recording Date:</b>	04/01/2010	<b>Reception #:</b>	D0031094
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 4, BLOCK 11, WILLOW TRACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 20132 E. Union Drive, Aurora, CO 80015

<b>Original Note Amt:</b>	\$191,468.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$130,423.67	<b>As Of:</b>	02/10/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Lakeview Loan Servicing, LLC
<b>Current Owner:</b>	Deahn A. Quintana
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek Mortgage Co., Inc., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Deahn A. Quintana

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

<b>Attorney File Number:</b>	CO24308	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0107-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011954		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	11/13/2021	<b>Recording Date:</b>	11/24/2021	<b>Reception #:</b>	E1180045
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** See attached Exhibit A

**Address:** 13741 East Marina Drive #B, Aurora, CO 80014-5925

<b>Original Note Amt:</b>	\$335,559.00	<b>LoanType:</b>	VA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$315,509.28	<b>As Of:</b>	02/04/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Kenneth J White, Sheryl A White
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Financing Corporation
<b>Grantor (Borrower On Deed of Trust)</b>	Kenneth J White and Sheryl A White

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

<b>Attorney File Number:</b>	25CO00028-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709
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**Foreclosure Number:** 0108-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011957		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	02/22/2021	<b>Recording Date:</b>	02/24/2021	<b>Reception #:</b>	E1030645
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 9, BLOCK 11, SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 20933 E ITHACA PL, AURORA, CO 80013

<b>Original Note Amt:</b>	\$515,490.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$471,460.22	<b>As Of:</b>	02/10/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	CARRINGTON MORTGAGE SERVICES, LLC
<b>Current Owner:</b>	KALID JIMMA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	KALID JIMMA

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

<b>Attorney File Number:</b>	00000010357911	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0109-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011952		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	08/31/2023	<b>Recording Date:</b>	09/08/2023	<b>Reception #:</b>	E3062041
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lots 11 and 12, Block 2, Wynetka Heights, County of Arapahoe, State of Colorado.

**Address:** 3736 S Lincoln St, Englewood, CO 80113

<b>Original Note Amt:</b>	\$250,000.00	<b>LoanType:</b>	CONV	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$249,207.59	<b>As Of:</b>	02/11/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-8
<b>Current Owner:</b>	Aaron Henry
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Top Flite Financial, Inc., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Aaron Henry

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

<b>Attorney File Number:</b>	CO24278	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0110-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011959		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	06/16/2023	<b>Recording Date:</b>	06/21/2023	<b>Reception #:</b>	E3041769
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Please see attached Exhibit A

**Address:** 14142 East Colorado Drive #204, Aurora, CO 80012

<b>Original Note Amt:</b>	\$242,673.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$240,777.72	<b>As Of:</b>	02/04/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	MidFirst Bank
<b>Current Owner:</b>	Shayne Travis Lowe and Ann Gagliardi
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Shayne Travis Lowe and Ann Gagliardi

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

<b>Attorney File Number:</b>	CO-25-1007941-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(866)894-7369
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From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0111-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011953		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	06/27/2013	<b>Recording Date:</b>	07/29/2013	<b>Reception #:</b>	D3095025
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Please see attached Exhibit A

**Address:** 2896 W Riverwalk Cir A101, Littleton, CO 80123

<b>Original Note Amt:</b>	\$122,565.00	<b>LoanType:</b>	FNMA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$94,504.33	<b>As Of:</b>	02/05/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	NewRez LLC d/b/a Shellpoint Mortgage Servicing
<b>Current Owner:</b>	Mary F. Bondarewicz
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Mary F. Bondarewicz

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

<b>Attorney File Number:</b>	CO-25-1007721-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(866)894-7369
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**Foreclosure Number:** 0112-2025

<b>NED Date:</b>	02/21/2025	<b>Reception #:</b>	E5011958		
<b>Original Sale Date:</b>	06/25/2025				
<b>Deed of Trust Date:</b>	04/01/2019	<b>Recording Date:</b>	05/10/2019	<b>Reception #:</b>	D9042929
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 12, BLOCK 1, THE SHORES - FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3070 S Macon Cir, Aurora, CO 80014

<b>Original Note Amt:</b>	\$271,982.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$263,010.56	<b>As Of:</b>	02/12/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Martin Sanford
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Martin Sanford

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	05/01/2025
		<b>Last Publication Date:</b>	05/29/2025

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

<b>Attorney File Number:</b>	23-029425	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0113-2025

**NED Date:** 02/21/2025 **Reception #:** E5011955  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 04/30/2022 **Recording Date:** 05/10/2022 **Reception #:** E2051832  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 2, GREENFIELD FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 2073-23-2-26-007

**Address:** 20425 E Orchard Pl, Centennial, CO 80016

**Original Note Amt:** \$765,000.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$229,176.85 **As Of:** 02/12/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC  
**Current Owner:** LENKA NAVRATIL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Lenka Navratil

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

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

**Attorney File Number:** 24-032265 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0114-2025

**NED Date:** 02/25/2025 **Reception #:** E5012595  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 06/28/2018 **Recording Date:** 07/05/2018 **Reception #:** D8065431  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 1302 S Parker Rd Unit 319, Denver, CO 80231

**Original Note Amt:** \$143,075.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$128,630.83 **As Of:** 02/13/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** AURORA FINANCIAL GROUP, INC.  
**Current Owner:** CARLA MANCILLAS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FINANCE OF AMERICA MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Carla Mancillas

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

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

**Attorney File Number:** 25-033957 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0115-2025

**NED Date:** 02/25/2025 **Reception #:** E5012587  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 08/31/1989 **Recording Date:** 09/08/1989 **Reception #:** 3122481  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 76, BLOCK 1, OLDE TOWNE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 11592 EAST BAYAUD DRIVE, AURORA, CO 80012

**Original Note Amt:** \$42,869.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$21,951.08 **As Of:** 02/05/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** EDWARD O. STOUTT, JR.  
**Grantee (Lender On Deed of Trust):** WESTAMERICA MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust):** Edward O. Stoutt, Jr.

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

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

**Attorney File Number:** 19-020720 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0116-2025

**NED Date:** 02/25/2025 **Reception #:** E5012591  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 02/27/2017 **Recording Date:** 03/10/2017 **Reception #:** D7027942  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 3477 S CLAYTON BLVD, ENGLEWOOD, CO 80113

**Original Note Amt:** \$580,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**  
**Current Amount:** \$493,069.79 **As Of:** 02/12/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION  
**Current Owner:** TARRA LYNN RYERSON  
**Grantee (Lender On Deed of Trust):** U.S. BANK NATIONAL ASSOCIATION  
**Grantor (Borrower On Deed of Trust):** TARRA LYNN RYERSON

**Publication:** Littleton Independent **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010356764 **Phone:** (303)350-3711 **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0117-2025

**NED Date:** 02/25/2025 **Reception #:** E5012593  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 06/24/2003 **Recording Date:** 07/09/2003 **Reception #:** B3146744  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOTS 45 AND 46, BLOCK 10, COLFAX VILLA RESUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 937 NORTH HANOVER STREET, AURORA, CO 80010

**Original Note Amt:** \$126,103.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$83,482.18 **As Of:** 02/12/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** ELGIN P CAHILL AND BEVERLY A CAHILL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
NEW FREEDOM MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** ELGIN P. CAHILL AND BEVERLY A. CAHILL

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010354827 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** 0118-2025

**NED Date:** 02/25/2025 **Reception #:** E5012596  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 05/10/2021 **Recording Date:** 05/18/2021 **Reception #:** E1080078  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 34, BLOCK 1, PINEY CREEK EAST SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 19258 EAST LOW DRIVE, AURORA, CO 80015

**Original Note Amt:** \$437,525.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$407,984.40 **As Of:** 02/12/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** JOSE FRANCISCO MEDINA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
NORTHPOINTE BANK  
**Grantor (Borrower On Deed of Trust):** JOSE FRANCISCO MEDINA

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010361210 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0119-2025

**NED Date:** 02/25/2025 **Reception #:** E5012605  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 08/28/2002 **Recording Date:** 09/03/2002 **Reception #:** B2162536  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 4, LAKEVIEW TERRACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4562 South Quintero Street, Aurora, CO 80015

**Original Note Amt:** \$181,888.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$122,677.39 **As Of:** 02/13/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** JESSE WEILAND, SARAH E. WEILAND, RICHARD A. HEINTZ, ANN E. HEINTZ  
**Grantee (Lender On Deed of Trust):** UNIVERSAL LENDING CORPORATION  
**Grantor (Borrower On Deed of Trust):** ANN E. HEINTZ AND Jesse Weiland AND RICHARD A. HEINTZ AND Sarah E. Weiland

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

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

**Attorney File Number:** 22-028929 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0121-2025

**NED Date:** 02/25/2025 **Reception #:** E5012615  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 08/18/2016 **Recording Date:** 08/22/2016 **Reception #:** D6093091  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 15775 E 13TH PL, AURORA, CO 80011

**Original Note Amt:** \$62,650.00 **LoanType:** CONVENTIONAL **Interest Rate:**  
**Current Amount:** \$59,694.95 **As Of:** 02/10/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE  
MAC SLST 2022-1 PARTICIPATION INTEREST TRUST  
**Current Owner:** MARCEDES S MEDLOCK  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** MARCEDES S. MEDLOCK

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010365245 **Phone:** (303)350-3711 **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 2025

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**Foreclosure Number:** 0122-2025

**NED Date:** 02/25/2025 **Reception #:** E5012599  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 03/12/2019 **Recording Date:** 03/15/2019 **Reception #:** D9021767  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 11 BLK 6 TOWER PARK SUB 1ST5 FLG EX 1/2 M/R, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 18336 E. AMHERST DRIVE, AURORA, CO 80013

**Original Note Amt:** \$100,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$100,000.00 **As Of:** 02/13/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** ANTONIO TURNBOUGH AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROOSEVELT TURNBOUGH  
**Current Owner:** GLADYS B. JONES  
**Grantee (Lender On Deed of Trust):** Clerk of Court  
**Grantor (Borrower On Deed of Trust):** GLADYS B. JONES

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

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

**Attorney File Number:** 24-033776 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0123-2025

**NED Date:** 02/25/2025 **Reception #:** E5012597  
**Original Sale Date:** 06/25/2025  
**Deed of Trust Date:** 04/09/2019 **Recording Date:** 04/16/2019 **Reception #:** D9033173  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** Lot 5, Block 2, EX N 25 ft for RD Meadow Hills, County of Arapahoe, State of Colorado

**Address:** 14793 E. Hampden Place, Aurora, CO 80014

**Original Note Amt:** \$50,000.00 **LoanType:** Revolving Credit **Interest Rate:**  
**Current Amount:** \$43,458.24 **As Of:** 01/11/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Ent Credit Union  
**Current Owner:** Joseph Michael Musso  
**Grantee (Lender On Deed of Trust):** Ent Credit Union  
**Grantor (Borrower On Deed of Trust):** Joseph Michael Musso and Clydene Musso

**Publication:** Sentinel Colorado **First Publication Date:** 05/01/2025  
**Last Publication Date:** 05/29/2025

**Attorney for Beneficiary:** Susemihl, Mcdermott & Downie, PC

**Attorney File Number:** Ent/Musso PMS **Phone:** (719)579-6500 **Fax:** (719)579-9339

# Notices of Election and Demand Filed in Arapahoe County

From February 19, 2025 Through February 25, 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:** 0124-2025

**NED Date:** 02/25/2025

**Reception #:** E5012594

**Original Sale Date:** 06/25/2025

**Deed of Trust Date:** 11/26/2014

**Recording Date:** 12/10/2014

**Reception #:** D4115676

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Condominium Unit No. 203, Club Valencia Condominiums, in accordance with the Declaration recorded on December 12, 1979 in Book 3135 at Page 443, and Condominium Map recorded in December 12, 1979 in Book 42 at Page 74, of the Arapahoe County records, County of Arapahoe, State of Colorado.

**Address:** 1300 S Parker Road, #203, Denver, CO 80231

**Original Note Amt:** \$29,700.00

**LoanType:** FNMA

**Interest Rate:**

**Current Amount:** \$24,756.87

**As Of:** 02/14/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing

**Current Owner:** John H. Dukes, Jr.

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Green Tree Servicing LLC, its successors and assigns

**Grantor (Borrower On Deed of Trust)** John H. Dukes, Jr.

**Publication:** Sentinel Colorado

**First Publication Date:** 05/01/2025

**Last Publication Date:** 05/29/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO24335

**Phone:** (303)274-0155

**Fax:** (303)274-0159