

Notices of Election and Demand Filed in Arapahoe County

From March 05, 2025 Through March 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: 0140-2025

NED Date: 03/07/2025 **Reception #:** E5015413
Original Sale Date: 07/09/2025
Deed of Trust Date: 08/20/2020 **Recording Date:** 08/26/2020 **Reception #:** E0111503
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 5, SEVEN LAKES SUBDIVISION, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19436 East Floyd Avenue, Aurora, CO 80013

Original Note Amt: \$280,600.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$248,085.85 **As Of:** 02/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Aleta B. Nixon, Susan L. Ledesma, Mark A. Ledesma
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Financing Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Aleta B. Nixon, Susan L. Ledesma, Mark A. Ledesma, Mason S. Peters 5th

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1003872-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0141-2025

NED Date: 03/07/2025 **Reception #:** E5015411
Original Sale Date: 07/09/2025
Deed of Trust Date: 02/12/2024 **Recording Date:** 02/14/2024 **Reception #:** E4008557
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, TALLYN'S REACH FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24031 E. Hinsdale Pl, Aurora, CO 80016

Original Note Amt: \$400,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$400,000.00 **As Of:** 02/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Denver
Current Owner: Fadie Alkayali
Grantee (Lender On Deed of Trust): Credit Union of Denver
Grantor (Borrower On Deed of Trust): Fadie Alkayali

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: Holst & Tehrani LLP

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

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Foreclosure Number: 0142-2025

NED Date: 03/07/2025 **Reception #:** E5015403
Original Sale Date: 07/09/2025
Deed of Trust Date: 09/14/2021 **Recording Date:** 10/06/2021 **Reception #:** E1152704
Re-Recording Date **Re-Recorded #:**

Legal: LOT 107, BLOCK 1, HAMPDEN HILLS AT AURORA FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3864 S Genoa Ct A, Aurora, CO 80013

Original Note Amt: \$258,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$252,399.70 **As Of:** 02/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: David Young
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for PennyMac Loan Services, LLC
Grantor (Borrower On Deed of Trust): David Young

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00075-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0143-2025

NED Date: 03/07/2025 **Reception #:** E5015414
Original Sale Date: 07/09/2025
Deed of Trust Date: 03/18/2021 **Recording Date:** 03/25/2021 **Reception #:** E1050255
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, SOUTHLAWN GARDENS ANNEX FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2215 W Wesley Ave, Englewood, CO 80110

Original Note Amt: \$30,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$24,182.14 **As Of:** 02/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: Kristy Pena
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust): Kelly Vigil, aka Kelly Rene Vigil

Publication: Littleton Independent **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1008895-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0144-2025

NED Date:	03/07/2025	Reception #:	E5015409		
Original Sale Date:	07/09/2025				
Deed of Trust Date:	12/31/2020	Recording Date:	01/08/2021	Reception #:	E1004084
		Re-Recording Date		Re-Recorded #:	

Legal: See attached Exhibit A

Address: 12625 E Pacific Circle, Aurora, CO 80014

Original Note Amt:	\$211,105.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$191,288.26	As Of:	02/24/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Robert Trujillo
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Pivot Lending Group, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Robert Trujillo

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1008766-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0145-2025

NED Date:	03/07/2025	Reception #:	E5015410		
Original Sale Date:	07/09/2025				
Deed of Trust Date:	05/05/2023	Recording Date:	05/10/2023	Reception #:	E3031320
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 7, BLOCK 3, AURORA HIGHLANDS SUBDIVISION - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-21-2-02-040

Address: 17413 E Louisiana Ave, Aurora, CO 80017

Original Note Amt:	\$441,357.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$435,424.00	As Of:	02/24/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	REY DAVID CHAVEZ-VILLA, NIDIA SOLIS GUTIERREZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Nidia Solis Gutierrez AND Rey David Chavez-Villa

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

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

Attorney File Number:	25-034232	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0146-2025

NED Date: 03/07/2025 **Reception #:** E5015415
Original Sale Date: 07/09/2025
Deed of Trust Date: 07/26/2021 **Recording Date:** 08/04/2021 **Reception #:** E1122299
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, KISSLER SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN NUMBER: 1981-00-0-01-012

Address: 145 N Dutch Valley Rd, Bennett, CO 80102

Original Note Amt: \$930,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$282,025.99 **As Of:** 02/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: FLORENE K. KERSHMAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Florene K. Kershman

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: 25-034188 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0147-2025

NED Date: 03/07/2025 **Reception #:** E5015416
Original Sale Date: 07/09/2025
Deed of Trust Date: 07/02/2020 **Recording Date:** 07/02/2020 **Reception #:** E0081021
Re-Recording Date **Re-Recorded #:**

Legal: LOT 101, BLOCK 8, MISSION VIEJO SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO
PARCEL ID NUMBER: 2073-05-4-21-013

Address: 4106 South Mobile Circle #C, Aurora, CO 80013

Original Note Amt: \$289,656.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$264,743.55 **As Of:** 02/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: MELAINA BRESLIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Melaina Breslin

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: 23-030274 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0148-2025

NED Date:	03/11/2025	Reception #:	E5016095	
Original Sale Date:	07/09/2025			
Deed of Trust Date:	09/27/2019	Recording Date:	10/01/2019	Reception #: D9103034
		Re-Recording Date		Re-Recorded #:

Legal: LOT 17, BLOCK 2, KINGSBOROUGH SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2563 S Ouray St, Aurora, CO 80013

Original Note Amt:	\$417,203.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$374,004.62	As Of:	02/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Jennifer Kloeppner and Abu-Bakr Muwwakkil
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Jennifer Kloeppner and Abu-Bakr Muwwakkil

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO21956	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0149-2025

NED Date:	03/11/2025	Reception #:	E5016096	
Original Sale Date:	07/09/2025			
Deed of Trust Date:	01/23/2017	Recording Date:	01/26/2017	Reception #: D7010353
		Re-Recording Date		Re-Recorded #:

Legal: LOT 12, BLOCK 1, TALLYN'S REACH NORTH SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 23549 E OTTAWA PLACE, AURORA, CO 80016

Original Note Amt:	\$368,000.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$353,698.99	As Of:	02/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	MATTHEW M REECE AND CYDNEY R REECE
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK
Grantor (Borrower On Deed of Trust)	MATTHEW M. REECE AND CYDNEY R. REECE

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010375392	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0150-2025

NED Date:	03/11/2025	Reception #:	E5016097	
Original Sale Date:	07/09/2025			
Deed of Trust Date:	08/01/2022	Recording Date:	08/03/2022	Reception #: E2081891
		Re-Recording Date		Re-Recorded #:

Legal: LOT 15 BLOCK 4 TALLYN'S REACH SUBDIVISION FILING NO. 12 COUNTY OF ARAPAHOE STATE OF COLORADO.

Address: 25608 E Dry Creek Dr, Aurora, CO 80016

Original Note Amt:	\$684,250.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$699,126.49	As Of:	02/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	AmeriHome Mortgage Company, LLC
Current Owner:	Whitney Erin Bressler, Carl Patrick Bressler Jr.
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for AmNet ESOP Corporation dba American Mortgage Network, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Whitney Erin Bressler, Carl Patrick Bressler Jr.

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1009533-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0151-2025

NED Date:	03/11/2025	Reception #:	E5016098	
Original Sale Date:	07/09/2025			
Deed of Trust Date:	03/22/2021	Recording Date:	03/25/2021	Reception #: E1049991
		Re-Recording Date		Re-Recorded #:

Legal: LOT 9, BLOCK 6, SERENITY RIDGE SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 26042 E Geddes Cir, Aurora, CO 80016

Original Note Amt:	\$530,219.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$492,937.07	As Of:	02/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Keith Campbell, Angela Campbell
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for LoanDepot.com, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Keith Campbell, Angela Campbell

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1009349-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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From March 05, 2025 Through March 11, 2025

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Foreclosure Number: 0152-2025

NED Date: 03/11/2025 **Reception #:** E5016099
Original Sale Date: 07/09/2025
Deed of Trust Date: 05/06/2022 **Recording Date:** 05/09/2022 **Reception #:** E2051803
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 18919 E Warren Circle, Aurora, CO 80013

Original Note Amt: \$282,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$270,392.09 **As Of:** 02/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Domonique Oliver Johnson
Grantee (Lender On Deed of Trust): PNC Bank, N.A.
Grantor (Borrower On Deed of Trust): Domonique Oliver Johnson

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO250007 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: 0153-2025

NED Date: 03/11/2025 **Reception #:** E5016086
Original Sale Date: 07/09/2025
Deed of Trust Date: 02/10/2023 **Recording Date:** 02/10/2023 **Reception #:** E3008586
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 1, HALLCRAFT'S VILLAGE EAST APARTMENT HOMES FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 1973-24-2-17-015

Address: 1278 South Uvalda Street, Aurora, CO 80012

Original Note Amt: \$250,381.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$246,383.14 **As Of:** 02/25/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: RAYNE CAVAZOS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Rayne Cavazos

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: 23-031153 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From March 05, 2025 Through March 11, 2025

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Foreclosure Number: 0154-2025

NED Date: 03/11/2025 **Reception #:** E5016088
Original Sale Date: 07/09/2025
Deed of Trust Date: 04/30/2022 **Recording Date:** 05/05/2022 **Reception #:** E2050400
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 5, BRIARWOOD SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17978 East Colgate Place, Aurora, CO 80013

Original Note Amt: \$35,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$34,980.75 **As Of:** 02/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: GREG SCHLINK
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Greg Schlink

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: 25-034071 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0155-2025

NED Date: 03/11/2025 **Reception #:** E5016090
Original Sale Date: 07/09/2025
Deed of Trust Date: 01/29/2021 **Recording Date:** 02/08/2021 **Reception #:** E1020830
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, OAKLAND COURT SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN#: 1973-14-4-03-029

Address: 992 S Nome St, Aurora, CO 80012

Original Note Amt: \$373,117.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$366,015.57 **As Of:** 02/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JOSUE AVILA, BLANCA AVILA
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): Blanca Avila AND Josue Avila

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: 25-034272 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From March 05, 2025 Through March 11, 2025

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Foreclosure Number: 0156-2025

NED Date:	03/11/2025	Reception #:	E5016092		
Original Sale Date:	07/09/2025				
Deed of Trust Date:	04/19/2022	Recording Date:	04/25/2022	Reception #:	E2045981
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL/APN/TAX ID: 1975-27-1-72-004

Address: 19675 E Atlantic Dr Unit D, Aurora, CO 80013

Original Note Amt:	\$336,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$323,177.67	As Of:	02/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	SELENE FINANCE LP
Current Owner:	BEATRICE L. WIGGINS, CRYSTAL GRACE
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Beatrice L. Wiggins AND Crystal Grace

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

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

Attorney File Number:	25-034251	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0157-2025

NED Date:	03/11/2025	Reception #:	E5016102		
Original Sale Date:	07/09/2025				
Deed of Trust Date:	04/29/2021	Recording Date:	04/30/2021	Reception #:	E1071411
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 15, BLOCK 8, J E ROUPP SECOND ADDITION AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 031055351 MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 7/28/2021 AT
RECEPTION NO. E1118705 TO ADD THE TAX EXEMPT RIDER.

Address: 1355 Racine St, Aurora, CO 80011

Original Note Amt:	\$382,936.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$355,327.85	As Of:	02/26/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	ROBERT W. COLLISON, BETTY J. COLLISON
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)	Betty J. Collison AND Robert W. Collison

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

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

Attorney File Number:	25-034254	Phone:	(303)706-9990	Fax:	(303)706-9994
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From March 05, 2025 Through March 11, 2025

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Foreclosure Number: 0158-2025

NED Date:	03/11/2025	Reception #:	E5016091		
Original Sale Date:	07/09/2025				
Deed of Trust Date:	07/05/2022	Recording Date:	07/12/2022	Reception #:	E2074173
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 22, BLOCK 10, AURORA HILLS, FILING NO. EIGHT, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 12195 E OHIO AVE, AURORA, CO 80012

Original Note Amt:	\$310,000.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$299,717.89	As Of:	02/27/2025	Interest Type:	Fixed

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

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010369544	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0159-2025

NED Date:	03/11/2025	Reception #:	E5016093		
Original Sale Date:	07/09/2025				
Deed of Trust Date:	11/11/2021	Recording Date:	12/10/2021	Reception #:	E1187485
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 3, BLOCK 48, SANDPIPER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12592 E CORNELL CIR, AURORA, CO 80014

Original Note Amt:	\$389,536.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$381,112.62	As Of:	02/27/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	JOHN L ROBINSON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	JOHN L ROBINSON

Publication:	Sentinel Colorado	First Publication Date:	05/15/2025
		Last Publication Date:	06/12/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000009784422	Phone:	(303)350-3711	Fax:	(303)813-1107
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Notices of Election and Demand Filed in Arapahoe County

From March 05, 2025 Through March 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: 0160-2025

NED Date: 03/11/2025 **Reception #:** E5016100
Original Sale Date: 07/09/2025
Deed of Trust Date: 10/11/2019 **Recording Date:** 10/25/2019 **Reception #:** D9115307
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 7, COPPERLEAF FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 21110 E Saratoga Avenue, Aurora, CO 80015

Original Note Amt: \$12,500.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$68,576.33 **As Of:** 02/05/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): David G Goldberg
Current Owner: Oliver T Darville and Irene Darville
Grantee (Lender On Deed of Trust): David G Goldberg
Grantor (Borrower On Deed of Trust): Oliver T Darville and Irene Darville

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: Pivotal Legal Ltd.

Attorney File Number: 1063.050 **Phone:** (303).25-7.0617 **Fax:**

Foreclosure Number: 0161-2025

NED Date: 03/11/2025 **Reception #:** E5016101
Original Sale Date: 07/09/2025
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:** 02/12/2025 **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:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: MESSNER REEVES LLP

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

Notices of Election and Demand Filed in Arapahoe County

From March 05, 2025 Through March 11, 2025

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Foreclosure Number: 0162-2025

NED Date: 03/11/2025 **Reception #:** E5016103
Original Sale Date: 07/09/2025
Deed of Trust Date: 10/19/2013 **Recording Date:** 11/13/2013 **Reception #:** D3138499
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 17 BROADWAY ESTATES 1ST FILING, CENTENNIAL, CO 80121-2335

Address: 215 E Panama Dr, Centennial, CO 80121-2335

Original Note Amt: \$100,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$39,749.53 **As Of:** 02/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Randall Aaron Donovan
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust): Richard Earl Donovan

Publication: Littleton Independent **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO22484 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0163-2025

NED Date: 03/11/2025 **Reception #:** E5016105
Original Sale Date: 07/09/2025
Deed of Trust Date: 01/30/2020 **Recording Date:** 02/05/2020 **Reception #:** E0015523
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, SEVEN LAKES SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19830 East Eldorado Dr, Aurora, CO 80013

Original Note Amt: \$287,200.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$259,778.41 **As Of:** 02/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: MICHAEL HENDERSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE HOME LOAN ARRANGER, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Michael J Henderson, Sr

Publication: Sentinel Colorado **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: 25-034128 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From March 05, 2025 Through March 11, 2025

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Foreclosure Number: 0164-2025

NED Date: 03/11/2025

Reception #: E5016094

Original Sale Date: 07/09/2025

Deed of Trust Date: 05/06/2019

Recording Date: 06/04/2019

Reception #: D9052010

Re-Recording Date

Re-Recorded #:

Legal: LOT 81, SHALOM PARK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 2073-18-126081

Address: 14725 E Bellevue Drive, Aurora, CO 80015

Original Note Amt: \$440,012.00

LoanType: Conventional

Interest Rate:

Current Amount: \$401,013.75

As Of: 02/27/2025

Interest Type: Fixed

Current Lender (Beneficiary): SELENE FINANCE LP

Current Owner: LAURA FROLICK

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

Grantor (Borrower On Deed of Trust) Laura Frolick

Publication: Sentinel Colorado

First Publication Date: 05/15/2025

Last Publication Date: 06/12/2025

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

Attorney File Number: 25-034285

Phone: (303)706-9990

Fax: (303)706-9994