

Notices of Election and Demand Filed in Arapahoe County

From April 09, 2025 Through April 15, 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: 0225-2025

NED Date: 04/11/2025

Reception #: E5024658

Original Sale Date: 08/13/2025

Deed of Trust Date: 09/06/2016

Recording Date: 09/26/2016

Reception #: D6108868

Re-Recording Date

Re-Recorded #:

Legal: Lot 5, Block 11, The Farm, Arapahoe County Filing 9

Address: 16851 E. Caley Pl, Aurora, CO 80016

Original Note Amt: \$2,020,000.00

LoanType: Guaranty

Interest Rate:

Current Amount: \$1,894,991.04

As Of: 03/04/2025

Interest Type: Fixed

Current Lender (Beneficiary): Provident Trust Group LLC F/B/O Brian Elis – R-IRA 3703416 F/B/O Evi Brock – R-IRA 3703406 F/B/O Gunnar Green – IRA 3002342 F/B/O Klara Benis IRA 3401800 F/B/O Lena Elis – R-IRA 3203392 F/B/O Michael Elis – R-IRA 3703417 F/B/O Paul Elis – IRA 3001852 F/B/O Paul Elis – R-IRA 3203393 F/B/O Rhonda Weisheit – R-IRA 3203437 F/B/O Ronald Weisheit – R-IRA 3703452

Current Owner: Paul Yaft and Amy Yaft

Grantee (Lender On Deed of Trust): Polycomp Trust Company, Custodian. Loan Number: 16-1143 F/B/O Brian Elis – R-IRA 3703416 F/B/O Evi Brock – R-IRA 3703406 F/B/O Gunnar Green – IRA 3002342 F/B/O Klara Benis IRA 3401800 F/B/O Lena Elis – R-IRA 3203392 F/B/O Michael Elis – R-IRA 3703417 F/B/O Paul Elis – IRA 3001852 F/B/O Paul Elis – R-IRA 3203393 F/B/O Rhonda Weisheit – R-IRA 3203437 F/B/O Ronald Weisheit – R-IRA 3703452

Grantor (Borrower On Deed of Trust) Paul Yaft and Amy Yaft

Publication: Sentinel Colorado

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: Fairfield and Woods PC

Attorney File Number: 12903.004

Phone: (303) 83-02400

Fax: (303) 83-01033

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Foreclosure Number: 0226-2025

NED Date: 04/11/2025 **Reception #:** E5024656
Original Sale Date: 08/13/2025
Deed of Trust Date: 04/27/2018 **Recording Date:** 05/03/2018 **Reception #:** D8043544
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 31, AURORA HILLS FILING NO. FOUR (4), COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 433 South Vaughn Way, Aurora, CO 80012

Original Note Amt: \$32,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$30,786.56 **As Of:** 03/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): The Huntington National Bank
Current Owner: Awet Yohannes Gebrehiwot
Grantee (Lender On Deed of Trust): TCF National Bank
Grantor (Borrower On Deed of Trust): Awet Yohannes Gebrehiwot

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1010931-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0227-2025

NED Date: 04/11/2025 **Reception #:** E5024659
Original Sale Date: 08/13/2025
Deed of Trust Date: 09/15/2022 **Recording Date:** 09/19/2022 **Reception #:** E2095834
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION. APN#: 1973-36-4-02-168

Address: 3184 S HEATHER GARDENS WAY APARTMENT 212, AURORA, CO 80014

Original Note Amt: \$252,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$248,560.00 **As Of:** 03/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
Current Owner: JOHN ARMIJO AND JOSEPHINE ARMIJO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): JOHN ARMIJO AND JOSEPHINE ARMIJO

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

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

Attorney File Number: 25-034306 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0228-2025

NED Date: 04/11/2025 **Reception #:** E5024657
Original Sale Date: 08/13/2025
Deed of Trust Date: 10/08/2016 **Recording Date:** 10/26/2016 **Reception #:** D6122449
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 3, OAKBROOK FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 531 East Nichols Drive, Littleton, CO 80122

Original Note Amt: \$249,199.19 **Loan Type:** Conventional **Interest Rate:**
Current Amount: \$226,650.75 **As Of:** 03/28/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Sara E Drulis
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for PHH Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Sara E Drulis, John A Drulis III

Publication: Littleton Independent **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1011483-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0229-2025

NED Date: 04/11/2025 **Reception #:** E5024664
Original Sale Date: 08/13/2025
Deed of Trust Date: 03/22/2003 **Recording Date:** 08/22/2003 **Reception #:** B3185201
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 12, MESA FILING NO. 1 COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3837 South Kirk Court, Aurora, CO 80013

Original Note Amt: \$200,139.00 **Loan Type:** VA **Interest Rate:**
Current Amount: \$97,330.35 **As Of:** 03/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: William L. Efird, Linda Pennington Efird
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for New Freedom Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): William L. Efird, Linda Pennington Efird

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1011985-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0230-2025

NED Date: 04/15/2025 **Reception #:** E5025408
Original Sale Date: 08/13/2025
Deed of Trust Date: 08/17/2021 **Recording Date:** 08/18/2021 **Reception #:** E1129172
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 5, ADONEA SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID : 034665102

Address: 25798 E Canal Place, Aurora, CO 80018

Original Note Amt: \$510,581.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$480,980.67 **As Of:** 03/21/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

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

Attorney File Number: 24-033216 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0231-2025

NED Date: 04/15/2025 **Reception #:** E5025398
Original Sale Date: 08/13/2025
Deed of Trust Date: 12/21/2021 **Recording Date:** 12/29/2021 **Reception #:** E1194420
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 10, RESUBDIVISION OF AMENDED PLAT OF CHERRY CREEK VISTA, FILING NO. 6,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5722 South Lansing Court, Englewood, CO 80111

Original Note Amt: \$135,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$130,639.25 **As Of:** 03/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Carrie L. Robbin AND Elliott B. Robbin
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Carrie L. Robbin AND Elliott B. Robbin

Publication: Littleton Independent **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

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

Attorney File Number: 25-034490 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0232-2025

NED Date: 04/15/2025 **Reception #:** E5025402
Original Sale Date: 08/13/2025
Deed of Trust Date: 03/04/2024 **Recording Date:** 03/06/2024 **Reception #:** E4013262
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE EXHIBIT A ATTACHED HERETO

Address: 3228 West Girard Avenue, Englewood, CO 80110

Original Note Amt: \$110,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$110,000.00 **As Of:** 03/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): WEINBERG SERVICING LLC
Current Owner: ADRIANA FRANCIS
Grantee (Lender On Deed of Trust): WEINBERG SERVICING LLC
Grantor (Borrower On Deed of Trust): ADRIANA FRANCIS

Publication: Littleton Independent **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: Timmins LLC

Attorney File Number: 2332.518F **Phone:** (303)592-4500 **Fax:** (303)592-4515

Foreclosure Number: 0233-2025

NED Date: 04/15/2025 **Reception #:** E5025399
Original Sale Date: 08/13/2025
Deed of Trust Date: 01/31/2019 **Recording Date:** 02/04/2019 **Reception #:** D9010038
Re-Recording Date **Re-Recorded #:**

Legal: LOT 66, BLOCK 34, HOFFMAN TOWN, SEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 031070554

Address: 13360 East 7th Avenue, Aurora, CO 80011

Original Note Amt: \$315,250.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$303,231.82 **As Of:** 03/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Joseph B. Watkins, Jr AND David E. Watkins
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Joseph B. Watkins, Jr AND David E. Watkins

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

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

Attorney File Number: 25-034473 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From April 09, 2025 Through April 15, 2025

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Foreclosure Number: 0234-2025

NED Date: 04/15/2025 **Reception #:** E5025400
Original Sale Date: 08/13/2025
Deed of Trust Date: 11/16/2021 **Recording Date:** 11/23/2021 **Reception #:** E1179455
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, RIDGEVIEW EAGLE BEND SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 22133 E Irish Dr, Aurora, CO 80016

Original Note Amt: \$20,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$19,652.00 **As Of:** 03/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Colorado
Current Owner: Kristen N Schuelke and Karin V Schuelke
Grantee (Lender On Deed of Trust): Credit Union of Colorado
Grantor (Borrower On Deed of Trust): Kristen N Schuelke

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: Holst & Tehrani LLP

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

Foreclosure Number: 0235-2025

NED Date: 04/15/2025 **Reception #:** E5025409
Original Sale Date: 08/13/2025
Deed of Trust Date: 12/23/2020 **Recording Date:** 12/28/2020 **Reception #:** E0182088
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 5, COMMONS AT EAST CREEK AT TOWER LANDING SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1165 S. Walden Court, Aurora, CO 80017

Original Note Amt: \$402,990.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$366,763.47 **As Of:** 04/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): loanDepot.com, LLC
Current Owner: Joshua L Walter
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): Joshua L Walter

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1010633-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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From April 09, 2025 Through April 15, 2025

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Foreclosure Number: 0236-2025

NED Date: 04/15/2025 **Reception #:** E5025401
Original Sale Date: 08/13/2025
Deed of Trust Date: 06/05/2024 **Recording Date:** 06/11/2024 **Reception #:** E4036329
Re-Recording Date **Re-Recorded #:**

Legal: LOT 32, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18094 E Ford Place, Aurora, CO 80017

Original Note Amt: \$540,038.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$538,766.50 **As Of:** 04/02/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Jerry L. Morgan Jr.
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jerry L. Morgan Jr.

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1008020-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0237-2025

NED Date: 04/15/2025 **Reception #:** E5025403
Original Sale Date: 08/13/2025
Deed of Trust Date: 05/25/2022 **Recording Date:** 06/01/2022 **Reception #:** E2060453
Re-Recording Date **Re-Recorded #:**

Legal: Tract "A", Boulevard Gardens Annex, being known as a Replat of Lot 36, Block 1, Boulevard Gardens Annex, less the Easterly 150.00 feet, County of Arapahoe, State of Colorado

Address: 3440 S Dale Ct, Englewood, CO 80110

Original Note Amt: \$204,400.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$199,765.63 **As Of:** 03/05/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, as Trustee for LB-Treehouse Series VI Trust
Current Owner: Brian Young
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust) Brian Young

Publication: Littleton Independent **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00114-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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From April 09, 2025 Through April 15, 2025

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Foreclosure Number: 0238-2025

NED Date:	04/15/2025	Reception #:	E5025404		
Original Sale Date:	08/13/2025				
Deed of Trust Date:	03/24/2023	Recording Date:	03/27/2023	Reception #:	E3019394
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 6, Block 5, Four Lakes Subdivision Filing No. 6, County of Arapahoe, State of Colorado

Address: 1732 East Phillips Avenue, Centennial, CO 80122

Original Note Amt:	\$545,000.00	LoanType:	Business	Interest Rate:	
Current Amount:	\$740,992.54	As Of:	04/02/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Sconset Resources Corporation
Current Owner:	Benjamin M. Landa
Grantee (Lender On Deed of Trust):	Sconset Resources Corporation
Grantor (Borrower On Deed of Trust)	Benjamin M. Landa

Publication:	Littleton Independent	First Publication Date:	06/19/2025
		Last Publication Date:	07/17/2025

Attorney for Beneficiary: Martin A. Bloom

Attorney File Number:	5473540	Phone:	(303)808-6859	Fax:	
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Foreclosure Number: 0239-2025

NED Date:	04/15/2025	Reception #:	E5025410		
Original Sale Date:	08/13/2025				
Deed of Trust Date:	03/22/2019	Recording Date:	03/25/2019	Reception #:	D9024917
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 145 S SHERMAN STREET, BYERS, CO 80103

Original Note Amt:	\$229,500.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$221,131.54	As Of:	04/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	CHRISTINE WEATHERLY AND RAYMOND HUSSEY
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
	NORTHPOINTE BANK
Grantor (Borrower On Deed of Trust)	CHRISTINE WEATHERLY AND RAYMOND HUSSEY

Publication:	Sentinel Colorado	First Publication Date:	06/19/2025
		Last Publication Date:	07/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010245157	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0240-2025

NED Date: 04/15/2025 **Reception #:** E5025415
Original Sale Date: 08/13/2025
Deed of Trust Date: 06/15/2023 **Recording Date:** 06/22/2023 **Reception #:** E3042024
Re-Recording Date **Re-Recorded #:**

Legal: LOT 43, BLOCK 18, COPPERLEAF FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4778 S PICADILLY CT, AURORA, CO 80015

Original Note Amt: \$491,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$489,871.15 **As Of:** 04/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: DARNELL M NEWKIRK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust) DARNELL M. NEWKIRK

Publication: Sentinel Colorado **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010402923 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0241-2025

NED Date: 04/15/2025 **Reception #:** E5025405
Original Sale Date: 08/13/2025
Deed of Trust Date: 09/02/2021 **Recording Date:** 09/10/2021 **Reception #:** E1141557
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 22, SOUTHGLENN FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7011 S WASHINGTON ST, CENTENNIAL, CO 80122-1266

Original Note Amt: \$305,200.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$291,243.81 **As Of:** 04/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: CARL ANDREW KLINE AND EVE ELIZABETH KLINE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust) CARL ANDREW KLINE AND EVE ELIZABETH KLINE

Publication: Littleton Independent **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010412369 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From April 09, 2025 Through April 15, 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: 0242-2025

NED Date:	04/15/2025	Reception #:	E5025407		
Original Sale Date:	08/13/2025				
Deed of Trust Date:	04/29/2022	Recording Date:	05/02/2022	Reception #:	E2048353
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 14704 EAST 2ND AVENUE #107E, AURORA, CO 80011

Original Note Amt:	\$153,000.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$149,297.27	As Of:	04/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	AMERICAN FINANCING CORPORATION
Current Owner:	KERRY ANN BURKE
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust)	KERRY ANN BURKE

Publication:	Sentinel Colorado	First Publication Date:	06/19/2025
		Last Publication Date:	07/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010416675	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0243-2025

NED Date:	04/15/2025	Reception #:	E5025406		
Original Sale Date:	08/13/2025				
Deed of Trust Date:	06/16/2015	Recording Date:	06/17/2015	Reception #:	D5063897
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 43, BLOCK 2, SOUTHCREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 207332203037

Address: 7771 S Kalispell Court, Englewood, CO 80112

Original Note Amt:	\$220,924.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$195,256.62	As Of:	04/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Paul Prosis AND Sarah Prosis
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CATALYST LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Paul Prosis AND Sarah Prosis

Publication:	Littleton Independent	First Publication Date:	06/19/2025
		Last Publication Date:	07/17/2025

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

Attorney File Number:	22-027120	Phone:	(303)706-9990	Fax:	(303)706-9994
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