

Notices of Election and Demand Filed in Arapahoe County

From March 26, 2025 Through April 01, 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: 0190-2025

NED Date: 03/28/2025 **Reception #:** E5020928
Original Sale Date: 07/30/2025
Deed of Trust Date: 01/05/2021 **Recording Date:** 01/12/2021 **Reception #:** E1005547
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 1, COUNTRY LANE SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2438 S Zeno St, Aurora, CO 80013

Original Note Amt: \$289,750.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$264,963.38 **As Of:** 03/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Indya Joi Clark and Colin James Jimmerson
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) Indya Joi Clark and Colin James Jimmerson

Publication: Sentinel Colorado **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1006163-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0191-2025

NED Date: 03/28/2025 **Reception #:** E5020929
Original Sale Date: 07/30/2025
Deed of Trust Date: 03/22/2022 **Recording Date:** 03/30/2022 **Reception #:** E2036138
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 23450 E 5th Dr. 104, Aurora, CO 80018

Original Note Amt: \$341,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$329,565.06 **As Of:** 03/14/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Adina Kriss
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NFM, Inc. dba NFM Lending, its successors and assigns
Grantor (Borrower On Deed of Trust) Adina Kriss

Publication: Sentinel Colorado **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24488 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0192-2025

NED Date:	03/28/2025	Reception #:	E5020930		
Original Sale Date:	07/30/2025				
Deed of Trust Date:	01/26/2005	Recording Date:	02/07/2005	Reception #:	B5017978
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 17, COUNTRY CLUB ESTATES, County of Arapahoe, State of Colorado.

Address: 6272 S Billings Way, Centennial, CO 80111

Original Note Amt:	\$450,000.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$250,912.91	As Of:	03/17/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Bank of America, N.A.
Current Owner:	Young Ha Suh
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Just Mortgage, Inc.
Grantor (Borrower On Deed of Trust)	Young Ha Suh

Publication:	Littleton Independent	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

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

Attorney File Number:	CO250006	Phone:	(303)353-2965	Fax:	(303)632-8183
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Foreclosure Number: 0193-2025

NED Date:	03/28/2025	Reception #:	E5020931		
Original Sale Date:	07/30/2025				
Deed of Trust Date:	03/14/2023	Recording Date:	03/15/2023	Reception #:	E3016797
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 13, BLOCK 2, GREENBROOK FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1041 S FRASER WAY, AURORA, CO 80012

Original Note Amt:	\$423,724.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$422,024.02	As Of:	03/18/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	TAMMY L PARKER AND JERRY R PARKER
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	TAMMY L PARKER AND JERRY R PARKER

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010188043	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0194-2025

NED Date:	03/28/2025	Reception #:	E5020932	
Original Sale Date:	07/30/2025			
Deed of Trust Date:	06/30/2017	Recording Date:	07/07/2017	Reception #: D7076123
		Re-Recording Date		Re-Recorded #:

Legal: LOT 12, BLOCK 3, TALLYN'S REACH NORTH SUBDIVISION FILING NO. 11, COUNTY OF ARAPHAOE, STATE OF COLORADO.

Address: 23930 EAST ONTARIO PLACE, AURORA, CO 80016

Original Note Amt:	\$424,100.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$384,594.94	As Of:	03/18/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	DARREN WILCOX AND CHRISTY WILCOX
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEAMERICAN MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust)	DARREN WILCOX AND CHRISTY WILCOX

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010300366	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0195-2025

NED Date:	03/28/2025	Reception #:	E5020941	
Original Sale Date:	07/30/2025			
Deed of Trust Date:	07/21/2021	Recording Date:	08/02/2021	Reception #: E1120490
		Re-Recording Date		Re-Recorded #:

Legal: LOT 5, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 8 AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24328 E Brandt Ave, Aurora, CO 80016

Original Note Amt:	\$439,500.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$407,880.08	As Of:	03/18/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wells Fargo Bank, N.A.
Current Owner:	Kelly Moore
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Zenith Home Loans, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Kelly Moore

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1011176-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0196-2025

NED Date:	03/28/2025	Reception #:	E5020935		
Original Sale Date:	07/30/2025				
Deed of Trust Date:	11/05/2021	Recording Date:	11/08/2021	Reception #:	E1171450
		Re-Recording Date		Re-Recorded #:	

Legal: See Exhibit A

Address: 12230 E. Colfax Avenue,, Aurora, CO 80011

Original Note Amt:	\$29,000,000.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$27,855,486.64	As Of:	03/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	VCA Lender 4 LLC, a Delaware limited liability company
Current Owner:	Fitz Gateway Hotel LLC and Fitz Gateway Hotel Operating, LLC
Grantee (Lender On Deed of Trust):	VCA Lender 2 LLC, a Delaware limited liability company
Grantor (Borrower On Deed of Trust)	Fitz Gateway Hotel LLC, a Colorado limited liability company, and Fitz Gateway Hotel Operating, LLC, a Colorado limited liability company

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: Perkins Coie

Attorney File Number:	12230 E COLFAX AVE	Phone:	(303) 29-12300	Fax:	(303) 29-12400
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Foreclosure Number: 0197-2025

NED Date:	03/28/2025	Reception #:	E5020957		
Original Sale Date:	07/30/2025				
Deed of Trust Date:	05/09/2022	Recording Date:	05/17/2022	Reception #:	E2054743
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 13691 E Marina Dr 310, Aurora, CO 80014

Original Note Amt:	\$261,000.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$256,022.67	As Of:	03/18/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Joseph Homer Shaffer and Valerie Lynn Shaffer
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)	Joseph Homer Shaffer and Valerie Lynn Shaffer

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24525	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0198-2025

NED Date:	04/01/2025	Reception #:	E5021813		
Original Sale Date:	07/30/2025				
Deed of Trust Date:	04/21/2022	Recording Date:	04/22/2022	Reception #:	E2045195
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 18, Block 17, Aurora Hills - Sixth Filing, County of Arapahoe, State of Colorado.

Address: 637 S Worchester Street, Aurora, CO 80012

Original Note Amt:	\$446,000.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$433,199.33	As Of:	03/19/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association
Current Owner:	Samuel Eric Farley and Pierce Taylor Farley
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NFM, Inc. dba NFM Lending, its successors and assigns
Grantor (Borrower On Deed of Trust)	Samuel Eric Farley and Pierce Taylor Farley

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO23503	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0199-2025

NED Date:	04/01/2025	Reception #:	E5021809		
Original Sale Date:	07/30/2025				
Deed of Trust Date:	05/16/2022	Recording Date:	05/18/2022	Reception #:	E2055689
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 10, BLOCK 9, MURPHY CREEK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24603 E Louisiana Cir, Aurora, CO 80018

Original Note Amt:	\$448,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$439,556.37	As Of:	03/18/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-2, Mortgage-Backed Certificates, Series 2024-2
Current Owner:	Yonas K Desta
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Angel Oak Home Loans LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Yonas K Desta

Publication:	Sentinel Colorado	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1008338-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0200-2025

NED Date: 04/01/2025 **Reception #:** E5021814
Original Sale Date: 07/30/2025
Deed of Trust Date: 07/09/2021 **Recording Date:** 07/13/2021 **Reception #:** E1110634
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 3, SUMMER VALLEY SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3792 S Pitkin Ct, Aurora, CO 80013

Original Note Amt: \$513,546.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$486,286.63 **As Of:** 03/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Mary Victoria Lake
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for CMG Mortgage, Inc. dba
CMG Financial, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Mary Victoria Lake

Publication: Sentinel Colorado **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1006809-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0201-2025

NED Date: 04/01/2025 **Reception #:** E5021819
Original Sale Date: 07/30/2025
Deed of Trust Date: 06/16/2005 **Recording Date:** 06/24/2005 **Reception #:** B5093671
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 14463 E. Arizona Ave., Aurora, CO 80012

Original Note Amt: \$113,600.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$167,761.04 **As Of:** 03/19/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Mill City Mortgage Loan Trust 2018-2
Current Owner: Agnes W Terza
Grantee (Lender On Deed of Trust): ABN AMRO Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust): Donald Terza, Agnes W Terza

Publication: Sentinel Colorado **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1009962-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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From March 26, 2025 Through April 01, 2025

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Foreclosure Number: 0202-2025

NED Date: 04/01/2025 **Reception #:** E5021810
Original Sale Date: 07/30/2025
Deed of Trust Date: 05/16/2017 **Recording Date:** 05/24/2017 **Reception #:** D7058051
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3 BLOCK 4 AUBURN HILL SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19384 E Arkansas Ave., Aurora, CO 80017

Original Note Amt: \$210,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$202,490.46 **As Of:** 03/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Navy Federal Credit Union
Current Owner: Verna C. Hopkins and Jerry L. Hopkins
Grantee (Lender On Deed of Trust): Navy Federal Credit Union
Grantor (Borrower On Deed of Trust): Verna C. Hopkins and Jerry L. Hopkins

Publication: Sentinel Colorado **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

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

Attorney File Number: CO250014 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: 0203-2025

NED Date: 04/01/2025 **Reception #:** E5021812
Original Sale Date: 07/30/2025
Deed of Trust Date: 03/16/2022 **Recording Date:** 03/21/2022 **Reception #:** E2031828
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A

Address: 3016 W Prentice Ave., Littleton, CO 80123

Original Note Amt: \$389,500.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$373,398.71 **As Of:** 03/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Fifth Third Bank, N.A.
Current Owner: Andrew Dean Watters
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for NFM, Inc. dba
NFM Lending
Grantor (Borrower On Deed of Trust): Andrew Dean Watters, single man

Publication: Littleton Independent **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

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

Attorney File Number: CO250012 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Notices of Election and Demand Filed in Arapahoe County

From March 26, 2025 Through April 01, 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: 0204-2025

NED Date: 04/01/2025

Reception #: E5021815

Original Sale Date: 07/30/2025

Deed of Trust Date: 06/16/2023

Recording Date: 06/16/2023

Reception #: E3040943

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 2, KINGSBOROUGH SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1283 S Bahama St, Aurora, CO 80017

Original Note Amt: \$510,750.00

LoanType: VA

Interest Rate:

Current Amount: \$505,111.74

As Of: 03/06/2025

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Glenn F French, Sharon K Holland

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for UMortgage LLC, Bountiful, UT Branch

Grantor (Borrower On Deed of Trust) Glenn F French and Sharon K Holland

Publication: Sentinel Colorado

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00096-1

Phone: (720)259-6710

Fax: (720)259-6709