

Notices of Election and Demand Filed in Arapahoe County

From April 23, 2025 Through April 29, 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: 0252-2025

NED Date:	04/25/2025	Reception #:	E5028478		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	06/30/2016	Recording Date:	07/01/2016	Reception #:	D6070265
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED EXHIBIT A

Address: 22560 E Ontario Dr Unit 204, Aurora, CO 80016

Original Note Amt:	\$216,930.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$235,442.14	As Of:	04/14/2025	Interest Type:	Fixed

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

Publication:	Sentinel Colorado	First Publication Date:	07/03/2025
		Last Publication Date:	07/31/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number:	19CO00296-4	Phone:	(720)259-6710	Fax:	(720)259-6709
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Foreclosure Number: 0253-2025

NED Date:	04/25/2025	Reception #:	E5028477		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	02/15/2018	Recording Date:	03/02/2018	Reception #:	D8020355
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 24, Block 1, Trail Ridge Subdivision, Filing No. 2, County of Arapahoe, State of Colorado.

Address: 21878 E Powers Dr, Centennial, CO 80015

Original Note Amt:	\$80,000.00	LoanType:	HELOC	Interest Rate:	
Current Amount:	\$78,953.56	As Of:	04/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Sooper Credit Union
Current Owner:	Raymond D. Slaymaker
Grantee (Lender On Deed of Trust):	Sooper Credit Union
Grantor (Borrower On Deed of Trust)	Raymond D. Slaymaker

Publication:	Sentinel Colorado	First Publication Date:	07/03/2025
		Last Publication Date:	07/31/2025

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number:	Slaymaker	Phone:	(303)772-6666	Fax:	(303)772-2822
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Foreclosure Number: 0254-2025

NED Date: 04/25/2025

Reception #: E5028480

Original Sale Date: 08/27/2025

Deed of Trust Date: 04/02/2022

Recording Date: 04/20/2022

Reception #: E2044288

Re-Recording Date

Re-Recorded #:

Legal: Lot 7, Block 10, Cherry Creek Village Second Filing, County of Arapahoe, State of Colorado.

Address: 4546 S Yosemite Court, Greenwood Village, CO 80111

Original Note Amt: \$1,326,000.00

LoanType: REVERSE FHA

Interest Rate:

Current Amount: \$418,609.88

As Of: 04/14/2025

Interest Type: Fixed

Current Lender (Beneficiary): Longbridge Financial, LLC

Current Owner: Wayne Lee Smith

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Magnolia Bank Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Wayne Lee Smith and non-borrowing trustor Dana M. Smith

Publication: Littleton Independent

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24535

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0256-2025

NED Date: 04/25/2025

Reception #: E5028483

Original Sale Date: 08/27/2025

Deed of Trust Date: 09/19/2023

Recording Date: 09/19/2023

Reception #: E3064485

Re-Recording Date

Re-Recorded #:

Legal: See Exhibit A

Address: 1375 Helena Street, Aurora, CO 80011

Original Note Amt: \$7,248,000.00

LoanType: Commercial

Interest Rate:

Current Amount: \$7,248,000.00

As Of: 04/14/2025

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. Bank Trust Company National Association ("Trustee"), as Trustee for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc. , Multifamily Mortgage Pass-Through Certificates, Series 2024-SB113
Current Owner:	Whispering Pines Partners LLC, a Colorado limited liability company, BZMRS LLC, a Colorado limited liability company, and 733 Dekalb Realty LLC, a New York limited liability company
Grantee (Lender On Deed of Trust):	CBRE Capital Markets, Inc., a Texas corporation
Grantor (Borrower On Deed of Trust)	Whispering Pines Partners LLC, a Colorado limited liability company, BZMRS LLC, a Colorado limited liability company, and 733 Dekalb Realty LLC, a New York limited liability company

Publication: Sentinel Colorado

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Perkins Coie

Attorney File Number: 060642.1082

Phone: (303) 29-12300

Fax: (303) 29-12400

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Foreclosure Number: 0257-2025

NED Date:	04/25/2025	Reception #:	E5028481		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	02/11/2011	Recording Date:	02/14/2011	Reception #:	D1015321
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 2773 West Riverwalk Circle, Unit I, Littleton, CO 80123

Original Note Amt:	\$121,640.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$88,270.17	As Of:	04/14/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Citigroup Mortgage Loan Trust 2022-A
Current Owner:	Phillip A. Tilleman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guaranty Trust Company, its successors and assigns
Grantor (Borrower On Deed of Trust)	Phillip A. Tilleman

Publication:	Littleton Independent	First Publication Date:	07/03/2025
		Last Publication Date:	07/31/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO22128	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0258-2025

NED Date:	04/25/2025	Reception #:	E5028482		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	09/20/2021	Recording Date:	09/21/2021	Reception #:	E1146826
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 19, BLOCK 3, MURPHY CREEK SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1564 S DE GAULLE CIR, AURORA, CO 80018

Original Note Amt:	\$562,500.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$540,661.73	As Of:	04/15/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	KELDRICK HINES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS
Grantor (Borrower On Deed of Trust)	KELDRICK HINES

Publication:	Sentinel Colorado	First Publication Date:	07/03/2025
		Last Publication Date:	07/31/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010405421	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0259-2025

NED Date: 04/25/2025 **Reception #:** E5028479
Original Sale Date: 08/27/2025
Deed of Trust Date: 07/31/2014 **Recording Date:** 08/01/2014 **Reception #:** D4069682
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, KINGSBOROUGH KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1326 South Lewiston Street, Aurora, CO 80017

Original Note Amt: \$215,916.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$169,526.03 **As Of:** 04/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Duane Drexelon Smith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Duane Drexelon Smith

Publication: Sentinel Colorado **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24656 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0260-2025

NED Date: 04/25/2025 **Reception #:** E5028490
Original Sale Date: 08/27/2025
Deed of Trust Date: 01/13/2020 **Recording Date:** 01/15/2020 **Reception #:** E0006230
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 185 S SABLE BLVD APT T16, AURORA, CO 80012

Original Note Amt: \$129,980.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$144,405.67 **As Of:** 04/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: KEN WYBLE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
Grantor (Borrower On Deed of Trust): KEN WYBLE

Publication: Sentinel Colorado **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010402162 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0261-2025

NED Date:	04/29/2025	Reception #:	E5029389		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	06/30/2022	Recording Date:	07/12/2022	Reception #:	E2074256
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 21, BLOCK 22, GAISER HOLLY HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2841 S Kearney St, Denver, CO 80222

Original Note Amt:	\$596,250.00	LoanType:	Commercial	Interest Rate:	
Current Amount:	\$579,214.05	As Of:	04/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-INV2
Current Owner:	Jeff Corporon
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Plaza Home Mortgage Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Jeff Corporon

Publication:	Sentinel Colorado	First Publication Date:	07/03/2025
		Last Publication Date:	07/31/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1012640-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0262-2025

NED Date:	04/29/2025	Reception #:	E5029382		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	05/26/2021	Recording Date:	05/28/2021	Reception #:	E1086600
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 5, BLOCK 9, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 1975-16-3-19-093

Address: 17211 East Ford Drive, Aurora, CO 80017

Original Note Amt:	\$220,924.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$204,577.43	As Of:	04/16/2025	Interest Type:	Fixed

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

Publication:	Sentinel Colorado	First Publication Date:	07/03/2025
		Last Publication Date:	07/31/2025

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

Attorney File Number:	23-029771	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0263-2025

NED Date: 04/29/2025 **Reception #:** E5029381
Original Sale Date: 08/27/2025
Deed of Trust Date: 11/24/2020 **Recording Date:** 11/25/2020 **Reception #:** E0164395
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 4, MURPHY CREEK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN#: 1977-19-1-09-012

Address: 1186 S Flatrock Circle, Aurora, CO 80018

Original Note Amt: \$373,117.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$342,420.88 **As Of:** 04/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jennifer J Roy AND Patrick J Keenan
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jennifer J Roy AND Patrick J Keenan

Publication: Sentinel Colorado **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

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

Attorney File Number: 23-030464 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0264-2025

NED Date: 04/29/2025 **Reception #:** E5029383
Original Sale Date: 08/27/2025
Deed of Trust Date: 07/10/2020 **Recording Date:** 07/14/2020 **Reception #:** E0086132
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 11, BROOKVALE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 1975-20-2-20-006

Address: 15953 E Arkansas Place, Aurora, CO 80017

Original Note Amt: \$431,048.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$393,721.51 **As Of:** 04/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alejandro Gutierrez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alejandro Gutierrez

Publication: Sentinel Colorado **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

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

Attorney File Number: 25-034608 **Phone:** (303)706-9990 **Fax:** (303)706-9994