

Notices of Election and Demand Filed in Arapahoe County

From April 02, 2025 Through April 08, 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: 0205-2025

NED Date: 04/04/2025 **Reception #:** E5022746
Original Sale Date: 08/06/2025
Deed of Trust Date: 01/07/2021 **Recording Date:** 01/28/2021 **Reception #:** E1015264
Re-Recording Date **Re-Recorded #:**

Legal: TRACT 7, RICE RESUBDIVISION OF PART OF BLOCK SIX, WINDERMERE GALLUPS SUBURBAN HOMES SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2349 W Fair Ave, Littleton, CO 80120

Original Note Amt: \$428,000.00 **LoanType:** consumer **Interest Rate:**
Current Amount: \$389,419.21 **As Of:** 03/10/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): United Fidelity Bank, FSB
Current Owner: William Maline and Chelsea Marie Maline
Grantee (Lender On Deed of Trust): Finco Mortgage, LLC dba Minute Mortgage
Grantor (Borrower On Deed of Trust): William Maline and Chelsea Marie Maline

Publication: Littleton Independent **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 4578-002 **Phone:** (303)329-3363 **Fax:**

Foreclosure Number: 0206-2025

NED Date: 04/04/2025 **Reception #:** E5022747
Original Sale Date: 08/06/2025
Deed of Trust Date: 06/02/2006 **Recording Date:** 06/09/2006 **Reception #:** B6086132
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 11 TO 14, INCLUSIVE, BLOCK 3, CAPITOLIA THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 207716320004

Address: 5794 S PRESCOTT ST, LITTLETON, CO 80120

Original Note Amt: \$340,850.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$301,879.77 **As Of:** 03/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1
Current Owner: ALLEN DARRINGTON AND LORI C. DARRINGTON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): ALLEN DARRINGTON AND LORI C. DARRINGTON

Publication: Littleton Independent **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

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

Attorney File Number: 19-023527 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0207-2025

NED Date: 04/04/2025 **Reception #:** E5022750
Original Sale Date: 08/06/2025
Deed of Trust Date: 06/01/2021 **Recording Date:** 06/03/2021 **Reception #:** E1088737
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, WOODGATE NORTH SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4641 S. Fraser Circle Unit A, Aurora, CO 80015

Original Note Amt: \$325,986.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$302,097.17 **As Of:** 03/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Larry Allen Young, Jr.
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): Larry Allen Young, Jr.

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

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

Attorney File Number: 24-033274 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0208-2025

NED Date: 04/04/2025 **Reception #:** E5022751
Original Sale Date: 08/06/2025
Deed of Trust Date: 08/18/2017 **Recording Date:** 08/21/2017 **Reception #:** D7095337
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, WILDWOOD SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL:
197314316001

Address: 783 S KENTON STREET, AURORA, CO 80012

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$274,282.33 **As Of:** 03/19/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ERICA L BUSTILLOS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): ERICA L BUSTILLOS

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

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

Attorney File Number: 22-027562 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From April 02, 2025 Through April 08, 2025

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Foreclosure Number: 0209-2025

NED Date: 04/04/2025 **Reception #:** E5022752
Original Sale Date: 08/06/2025
Deed of Trust Date: 02/07/2020 **Recording Date:** 02/12/2020 **Reception #:** E0018555
Re-Recording Date **Re-Recorded #:**

Legal: LOT 45, BLOCK 1, TOLLGATE VILLAGE SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17949 E OHIO CIR, AURORA, CO 80017

Original Note Amt: \$336,900.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$308,188.09 **As Of:** 03/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: JOHN EDMUND DREILING AND LINDSAY ANNE HIGGINS
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) JOHN DREILING AND LINDSAY ANNE HIGGINS

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010402659 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0210-2025

NED Date: 04/04/2025 **Reception #:** E5022753
Original Sale Date: 08/06/2025
Deed of Trust Date: 11/24/2020 **Recording Date:** 12/03/2020 **Reception #:** E0168245
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1 HARMONY SUBDIVISION FILING NO. 5 COUNTY OF ARAPAHOE, STATE OF COLORADO
APN#: 1977-09-3-10-006

Address: 171 S Quantock St, Aurora, CO 80018

Original Note Amt: \$447,911.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$411,557.68 **As Of:** 03/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jennifer N Pieper AND Stacy F Keener
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI
MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jennifer N Pieper AND Stacy F Keener

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

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

Attorney File Number: 22-027358 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0211-2025

NED Date: 04/04/2025 **Reception #:** E5022744
Original Sale Date: 08/06/2025
Deed of Trust Date: 08/28/2013 **Recording Date:** 09/04/2013 **Reception #:** D3111235
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE FOLLOWING DESCRIBED LOT(S) OR PARCEL(S) OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, TO WIT: LOT 38, BLOCK 75, CONSERVATORY SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. TAX ID: 1975-35-3-21-038.

Address: 20695 E Girard Pl, Aurora, CO 80013

Original Note Amt: \$210,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$67,731.79 **As Of:** 03/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Andrew C. Bubb
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Citibank, N.A., its successors and assigns
Grantor (Borrower On Deed of Trust) Andrew C. Bubb

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24347 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0212-2025

NED Date: 04/04/2025 **Reception #:** E5022756
Original Sale Date: 08/06/2025
Deed of Trust Date: 11/18/2019 **Recording Date:** 11/20/2019 **Reception #:** D9126785
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, CHERRY HILLS VIEW, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6129 S Elizabeth Way, Centennial, CO 80121

Original Note Amt: \$392,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$390,714.87 **As Of:** 03/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Matthew Albert Bigelow, Elizabeth Rose Bigelow
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERs") as nominee for Colorado Capital Group, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Matthew Albert Bigelow, Elizabeth Rose Bigelow

Publication: Littleton Independent **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1004399-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0213-2025

NED Date: 04/04/2025 **Reception #:** E5022745
Original Sale Date: 08/06/2025
Deed of Trust Date: 05/24/2023 **Recording Date:** 06/05/2023 **Reception #:** E3037620
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 28, BROADMOOR SUBDIVISION, FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6149 S Broadway, Littleton, CO 80121-8016

Original Note Amt: \$589,997.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$586,323.14 **As Of:** 03/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Timothy A Julch
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) Timothy A Julch

Publication: Littleton Independent **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1009252-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0214-2025

NED Date: 04/04/2025 **Reception #:** E5022757
Original Sale Date: 08/06/2025
Deed of Trust Date: 12/08/2020 **Recording Date:** 04/05/2021 **Reception #:** E1055990
Re-Recording Date **Re-Recorded #:**

Legal: Lot 16, Block 4, SEVEN LAKES SUBDIVISION FILING NO. 6, County of Arapahoe, State of Colorado.

Address: 3235 S Espana Cir, Aurora, CO 80013

Original Note Amt: \$285,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$263,896.45 **As Of:** 03/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Charles R Tice, Judith B Tice
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage
Grantor (Borrower On Deed of Trust) Charles R Tice and Judith B Tice

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00125-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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From April 02, 2025 Through April 08, 2025

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Foreclosure Number: 0215-2025

NED Date:	04/04/2025	Reception #:	E5022758		
Original Sale Date:	08/06/2025				
Deed of Trust Date:	01/27/2023	Recording Date:	01/30/2023	Reception #:	E3005570
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 15047 E Louisiana Drive Unit A, Aurora, CO 80012

Original Note Amt:	\$387,500.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$381,779.24	As Of:	03/24/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Aiyana Capri Jackson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Summit Funding, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Aiyana Capri Jackson

Publication:	Sentinel Colorado	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24522	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0216-2025

NED Date:	04/04/2025	Reception #:	E5022759		
Original Sale Date:	08/06/2025				
Deed of Trust Date:	04/16/2010	Recording Date:	04/21/2010	Reception #:	D0037621
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 13, BLOCK 4, WOODRIM SUBDIVISION, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14701 East Evans Avenue, Aurora, CO 80014

Original Note Amt:	\$204,232.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$140,931.29	As Of:	03/24/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Ryan A Shires
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Peoples Mortgage Corporation, a Colorado Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Ryan A Shires

Publication:	Sentinel Colorado	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1011273-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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From April 02, 2025 Through April 08, 2025

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Foreclosure Number: 0217-2025

NED Date:	04/08/2025	Reception #:	E5023711		
Original Sale Date:	08/06/2025				
Deed of Trust Date:	12/09/2021	Recording Date:	12/15/2021	Reception #:	E1189463
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 12, Block 4, Four Lakes Subdivision Filing No. 1.

Address: 2359 E Nichols Pl, Centennial, CO 80122

Original Note Amt:	\$495,000.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$483,555.23	As Of:	03/18/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Darrell Wood and Marcy Wood
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for GoodLeap, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Darrell Wood and Marcy Wood

Publication:	Littleton Independent	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24446	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0218-2025

NED Date:	04/08/2025	Reception #:	E5023715		
Original Sale Date:	08/06/2025				
Deed of Trust Date:	07/23/2020	Recording Date:	07/29/2020	Reception #:	E0095258
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 18, BLOCK 14, SADDLE ROCK RIDGE FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 034027254

Address: 5909 S Valdai Way, Aurora, CO 80015

Original Note Amt:	\$265,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$248,044.18	As Of:	03/14/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	ROCKET MORTGAGE, LLC
Current Owner:	Zachary A Balge
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NBKC BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Carolina A Balge AND Zachary A Balge

Publication:	Sentinel Colorado	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

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

Attorney File Number:	25-033931	Phone:	(303)706-9990	Fax:	(303)706-9994
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Notices of Election and Demand Filed in Arapahoe County

From April 02, 2025 Through April 08, 2025

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Foreclosure Number: 0219-2025

NED Date:	04/08/2025	Reception #:	E5023716	
Original Sale Date:	08/06/2025			
Deed of Trust Date:	03/01/2022	Recording Date:	03/04/2022	Reception #: E2025365
		Re-Recording Date		Re-Recorded #:

Legal: LOT 13, BLOCK 2, PINEY CREEK EAST SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 032874635

Address: 5724 S Bahama Cir W, Aurora, CO 80015

Original Note Amt:	\$620,552.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$592,047.06	As Of:	03/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	Johanna Leek AND Kenneth Leek
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Johanna Leek AND Kenneth Leek

Publication:	Sentinel Colorado	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

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

Attorney File Number:	25-033893	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0220-2025

NED Date:	04/08/2025	Reception #:	E5023718	
Original Sale Date:	08/06/2025			
Deed of Trust Date:	06/02/2022	Recording Date:	06/06/2022	Reception #: E2061523
		Re-Recording Date		Re-Recorded #:

Legal: LOT 45, BLOCK 1, KINGSBOROUGH SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-29-4-19-002

Address: 2508 S Ouray Way, Aurora, CO 80013

Original Note Amt:	\$509,599.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$399,862.25	As Of:	03/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Freddy Andrew Lacunza AND Yazmine Arianna Lacunza
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)	Freddy Andrew Lacunza AND Yazmine Arianna Lacunza

Publication:	Sentinel Colorado	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

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

Attorney File Number:	23-029236	Phone:	(303)706-9990	Fax:	(303)706-9994
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Notices of Election and Demand Filed in Arapahoe County

From April 02, 2025 Through April 08, 2025

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Foreclosure Number: 0221-2025

NED Date:	04/08/2025	Reception #:	E5023720		
Original Sale Date:	08/06/2025				
Deed of Trust Date:	09/23/2009	Recording Date:	09/28/2009	Reception #:	B9106430
		Re-Recording Date		Re-Recorded #:	

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

WESTERLY 15 FEET OF LOT 8 AND ALL OF LOT 9 BLOCK 19, CENTENNIAL ACRES, SECOND FILING, KNOWN AS 3172 W. MONMOUTH ENGLEWOOD, COLORADO.

PARCEL ID: 2077-08-3-09-025

Address: 3172 W. Monmouth Ave., Englewood, CO 80110-6335

Original Note Amt:	\$315,000.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$370,125.48	As Of:	03/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	WILMINGTON SAVINGS FUND SOCIETY, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A
Current Owner:	Mary E. Logan
Grantee (Lender On Deed of Trust):	GENERATION MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust)	Mary E. Logan

Publication:	Littleton Independent	First Publication Date:	06/12/2025
		Last Publication Date:	07/10/2025

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

Attorney File Number:	25-033991	Phone:	(303)706-9990	Fax:	(303)706-9994
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Notices of Election and Demand Filed in Arapahoe County

From April 02, 2025 Through April 08, 2025

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Foreclosure Number: 0222-2025

NED Date: 04/08/2025 **Reception #:** E5023710
Original Sale Date: 08/06/2025
Deed of Trust Date: 02/28/2022 **Recording Date:** 03/02/2022 **Reception #:** E2024157
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 1, Block 7, Somerset Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

Address: 16975 E Arkansas Ave, Aurora, CO 80017

Original Note Amt: \$466,200.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$444,030.63 **As Of:** 03/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Millie Shannon Forsberg
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust): Millie Shannon Forsberg aka Millie S. Forsberg

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO24575 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0223-2025

NED Date: 04/08/2025 **Reception #:** E5023713
Original Sale Date: 08/06/2025
Deed of Trust Date: 09/19/2022 **Recording Date:** 09/28/2022 **Reception #:** E2098759
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 106, BLOCK 1, SUMMERFIELD VILLAS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-06-1-16-064

Address: 14547 E 12th Ave, Aurora, CO 80011

Original Note Amt: \$319,113.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$310,074.16 **As Of:** 03/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Rodney Saulsberry
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Rodney Saulsberry

Publication: Sentinel Colorado **First Publication Date:** 06/12/2025
Last Publication Date: 07/10/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-034453 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From April 02, 2025 Through April 08, 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: 0224-2025

NED Date: 04/08/2025

Reception #: E5023717

Original Sale Date: 08/06/2025

Deed of Trust Date: 07/22/2022

Recording Date: 08/11/2022

Reception #: E2084675

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, BLOCK 1, KINGSBOROUGH SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Address: 18527 East Kansas Place, Aurora, CO 80017

Original Note Amt: \$60,150.00

LoanType: Conventional

Interest Rate:

Current Amount: \$57,692.42

As Of: 03/26/2025

Interest Type: Fixed

Current Lender (Beneficiary): The Huntington National Bank

Current Owner: Scott Evan Hendrick, Angelque Rachel Hendrick

Grantee (Lender On Deed of Trust): The Huntington National Bank

Grantor (Borrower On Deed of Trust): Scott Evan Hendrick, Angelque Rachel Hendrick

Publication: Sentinel Colorado

First Publication Date: 06/12/2025

Last Publication Date: 07/10/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1011247-LL

Phone: (877)369-6122

Fax: (866)894-7369