

Notices of Election and Demand Filed in Arapahoe County

From May 07, 2025 Through May 13, 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: 0279-2025

NED Date:	05/09/2025	Reception #:	E5032496	
Original Sale Date:	09/10/2025			
Deed of Trust Date:	10/28/2020	Recording Date:	11/06/2020	Reception #: E0153038
		Re-Recording Date		Re-Recorded #:

Legal: LOT 4, BLOCK 9, PARKBOROUGH SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL NUMBER: 032317990

Address: 21225 E Powers Cir, Centennial, CO 80015

Original Note Amt:	\$345,950.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$251,897.72	As Of:	04/24/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Cheryl Marie Queen
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)	Cheryl Marie Queen

Publication:	Sentinel Colorado	First Publication Date:	07/17/2025
		Last Publication Date:	08/14/2025

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

Attorney File Number:	25-034718	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0280-2025

NED Date:	05/09/2025	Reception #:	E5032495	
Original Sale Date:	09/10/2025			
Deed of Trust Date:	12/14/2015	Recording Date:	12/22/2015	Reception #: D5145670
		Re-Recording Date		Re-Recorded #:

Legal: LOT 163, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 930 S Paris Court, Aurora, CO 80012

Original Note Amt:	\$171,830.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$141,402.32	As Of:	04/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Victoria Vazquez and Roberto Ortiz
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SecurityNational Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust)	Victoria Vazquez and Roberto Ortiz

Publication:	Sentinel Colorado	First Publication Date:	07/17/2025
		Last Publication Date:	08/14/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24748	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0281-2025

NED Date: 05/09/2025 **Reception #:** E5032493
Original Sale Date: 09/10/2025
Deed of Trust Date: 10/01/2021 **Recording Date:** 10/11/2021 **Reception #:** E1154559
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 2, FAIRFIELD VILLAGE AT QUINCY RESERVOIR SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19377 E. Radcliff Place, Aurora, CO 80015

Original Note Amt: \$330,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$310,707.65 **As Of:** 04/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Catherine E Lee
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): Catherine E Lee

Publication: Sentinel Colorado **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00263-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0282-2025

NED Date: 05/13/2025 **Reception #:** E5032870
Original Sale Date: 09/10/2025
Deed of Trust Date: 12/23/2020 **Recording Date:** 12/30/2020 **Reception #:** E0183824
Re-Recording Date **Re-Recorded #:**

Legal: LOT 26, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED JUNE 5, 2002 UNDER RECEPTION NO. B2103585, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24476 E LOUISIANA CIR, AURORA, CO 80018

Original Note Amt: \$31,937.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$31,196.60 **As Of:** 04/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): VALLEY STRONG CREDIT UNION
Current Owner: RODNEY J BUNTING AND MONET K JACKSON
Grantee (Lender On Deed of Trust): FIGURE LENDING LLC
Grantor (Borrower On Deed of Trust): MONET JACKSON AND RODNEY BUNTING

Publication: Sentinel Colorado **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010374619 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0283-2025

NED Date: 05/13/2025 **Reception #:** E5032886
Original Sale Date: 09/10/2025
Deed of Trust Date: 08/15/2024 **Recording Date:** 08/22/2024 **Reception #:** E4054548
Re-Recording Date **Re-Recorded #:**

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

Address: 4732 S COOLIDGE ST, AURORA, CO 80016

Original Note Amt: \$586,894.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$585,915.27 **As Of:** 04/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): UNITED WHOLESALE MORTGAGE, LLC.
Current Owner: JASON CULVER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) JASON CULVER

Publication: Sentinel Colorado **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010442788 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0284-2025

NED Date: 05/13/2025 **Reception #:** E5032872
Original Sale Date: 09/10/2025
Deed of Trust Date: 11/03/2021 **Recording Date:** 11/05/2021 **Reception #:** E1170710
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 11, COPPERLEAF FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 034761128

Address: 4819 S Odessa St, Centennial, CO 80015

Original Note Amt: \$568,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$532,175.89 **As Of:** 04/28/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CROSSCOUNTRY MORTGAGE, LLC
Current Owner: Phi Nhat Huynh
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CrossCountry Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Phi Nhat Huynh

Publication: Sentinel Colorado **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

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

Attorney File Number: 25-034568 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0285-2025

NED Date: 05/13/2025 **Reception #:** E5032887
Original Sale Date: 09/10/2025
Deed of Trust Date: 07/13/2022 **Recording Date:** 07/19/2022 **Reception #:** E2076955
Re-Recording Date **Re-Recorded #:**

Legal: Lot 22, Block 34, Southglenn - Fifth Filing, County of Arapahoe, State of Colorado

Address: 7173 S. Clarkson Street, Centennial, CO 80122

Original Note Amt: \$225,000.00 **LoanType:** Adjustable rate **Interest Rate:**
Current Amount: \$225,000.00 **As Of:** 04/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Sandra L. Schoob
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust): Sandra L. Schoob

Publication: Littleton Independent **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: Susemihl, Mcdermott & Downie, PC

Attorney File Number: Ent/SchoobPMS **Phone:** (719)579-6500 **Fax:** (719)579-9339

Foreclosure Number: 0286-2025

NED Date: 05/13/2025 **Reception #:** E5032895
Original Sale Date: 09/10/2025
Deed of Trust Date: 03/10/2022 **Recording Date:** 03/10/2022 **Reception #:** E2027839
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit A

Address: 456 South Ironton Street, Aurora, CO 80012

Original Note Amt: \$25,540,000.00 **LoanType:** Multifamily Loan and Secu **Interest Rate:**
Current Amount: \$27,383,591.07 **As Of:** 05/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MF1 2022-FL9 LLC
Current Owner: HL Lofts, LLC
Grantee (Lender On Deed of Trust): MF1 Capital LLC
Grantor (Borrower On Deed of Trust): HL Lofts, LLC

Publication: Sentinel Colorado **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: Snell & Wilmer LLP

Attorney File Number: 312022FL9 **Phone:** (303) 63-42000 **Fax:** (303) 63-42020

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Foreclosure Number: 0287-2025

NED Date:	05/13/2025	Reception #:	E5032877		
Original Sale Date:	09/10/2025				
Deed of Trust Date:	02/23/2019	Recording Date:	03/04/2019	Reception #:	D9018537
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 53, HOMESTEAD IN THE WILLOWS FILING 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7154 South Newport Way, Centennial, CO 80112

Original Note Amt:	\$484,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$523,560.86	As Of:	04/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Pingora Loan Servicing, LLC
Current Owner:	Michael E. Burke, Sophia B. Burke
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)	Michael E. Burke, Sophia B. Burke

Publication:	Littleton Independent	First Publication Date:	07/17/2025
		Last Publication Date:	08/14/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-24-1004745-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0288-2025

NED Date:	05/13/2025	Reception #:	E5032879		
Original Sale Date:	09/10/2025				
Deed of Trust Date:	09/26/2005	Recording Date:	10/31/2005	Reception #:	B5163708
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 116, Block 1, THE TIMBERS, FILING NO. ONE, County of Arapahoe, State of Colorado.

Address: 15130 East Hampden Circle, Aurora, CO 80014

Original Note Amt:	\$150,000.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$134,330.00	As Of:	05/05/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Legacy Mortgage Asset Trust 2022-GS1
Current Owner:	Donna J. Small
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Decision One Mortgage Company, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Donna J. Small

Publication:	Sentinel Colorado	First Publication Date:	07/17/2025
		Last Publication Date:	08/14/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO23943	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0289-2025

NED Date: 05/13/2025 **Reception #:** E5032881
Original Sale Date: 09/10/2025
Deed of Trust Date: 07/08/2024 **Recording Date:** 07/29/2024 **Reception #:** E4048150
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 15 AND 16, BLOCK 13, JACKSON'S BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF,,COLORADO.

Address: 4060 S Delaware St, Englewood, CO 80110

Original Note Amt: \$304,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$304,000.00 **As Of:** 04/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: IBRO, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, LLC
Grantor (Borrower On Deed of Trust): IBRO, LLC

Publication: Littleton Independent **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00120-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0290-2025

NED Date: 05/13/2025 **Reception #:** E5032882
Original Sale Date: 09/10/2025
Deed of Trust Date: 04/25/2013 **Recording Date:** 05/06/2013 **Reception #:** D3056076
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, FOREST PARK - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7751 S Columbine St, Centennial, CO 80122-3304

Original Note Amt: \$105,800.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$26,349.82 **As Of:** 04/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Fay Servicing, LLC
Current Owner: Gloria A Morgan
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Robert R Morgan, Gloria A Morgan

Publication: Littleton Independent **First Publication Date:** 07/17/2025
Last Publication Date: 08/14/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1012971-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0291-2025

NED Date:	05/13/2025	Reception #:	E5032897		
Original Sale Date:	09/10/2025				
Deed of Trust Date:	12/17/2021	Recording Date:	12/21/2021	Reception #:	E1191225
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 5, BLOCK 1, THOMAS SUBDIVISION, ARAPAHOE COUNTY, STATE OF COLORADO.

Address: 5459 South Foresthill Street, Littleton, CO 80120

Original Note Amt:	\$476,250.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$451,548.85	As Of:	05/01/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank Trust National Association as trustee for Brackenridge Mortgage Trust
Current Owner:	Yasuke Real Estate Holdings LLC
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Devin Anderson

Publication:	Littleton Independent	First Publication Date:	07/17/2025
		Last Publication Date:	08/14/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24721	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0292-2025

NED Date:	05/13/2025	Reception #:	E5032885		
Original Sale Date:	09/10/2025				
Deed of Trust Date:	12/23/2019	Recording Date:	12/31/2019	Reception #:	D9144375
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 5, Block 4, Seven Hills Subdivision Filing No. 11, County of Arapahoe, State of Colorado.

Address: 2806 S Danube St, Aurora, CO 80013

Original Note Amt:	\$347,730.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$332,305.75	As Of:	05/01/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Timothy E. Johnson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ruedy and Stites Advertising Company, its successors and assigns
Grantor (Borrower On Deed of Trust)	Timothy E. Johnson

Publication:	Sentinel Colorado	First Publication Date:	07/17/2025
		Last Publication Date:	08/14/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24432	Phone:	(303)274-0155	Fax:	(303)274-0159
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