

Notices of Election and Demand Filed in Arapahoe County

From April 30, 2025 Through May 06, 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: 0265-2025

NED Date: 05/02/2025 **Reception #:** E5030536
Original Sale Date: 08/27/2025
Deed of Trust Date: 06/30/2020 **Recording Date:** 07/01/2020 **Reception #:** E0079971
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 6, EAST CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 435 S Airport Blvd, Aurora, CO 80017

Original Note Amt: \$375,240.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$386,939.05 **As Of:** 04/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Newrez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Lasonya Cooper
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Loandepot.com, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Lasonya Cooper

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-24-1004020-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0266-2025

NED Date: 05/02/2025 **Reception #:** E5030538
Original Sale Date: 08/27/2025
Deed of Trust Date: 03/09/2021 **Recording Date:** 03/29/2021 **Reception #:** E1051730
Re-Recording Date **Re-Recorded #:**

Legal: Lot 15, Block 2, Somerset Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

Address: 17111 East Louisiana Drive, Aurora, CO 80017

Original Note Amt: \$263,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$246,059.84 **As Of:** 04/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Simon D. Castro
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Simon D. Castro

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: CO24165 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0267-2025

NED Date:	05/02/2025	Reception #:	E5030537	
Original Sale Date:	08/27/2025			
Deed of Trust Date:	11/20/2021	Recording Date:	12/01/2021	Reception #: E1182399
		Re-Recording Date		Re-Recorded #:

Legal: LOT 3 BLOCK 5, RIDGEWOOD SUBDIVISION SECONDS FILING COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 2077-28-2-02-003

Address: 2261 W Briarwood Avenue, Littleton, CO 80120

Original Note Amt:	\$1,170,000.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$250,731.40	As Of:	04/17/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	THE CHRISSY LERNER TRUST
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Christine M. Lerner AND Richard Lerner

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

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

Attorney File Number:	25-034573	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0268-2025

NED Date:	05/02/2025	Reception #:	E5030539	
Original Sale Date:	08/27/2025			
Deed of Trust Date:	12/27/2022	Recording Date:	12/29/2022	Reception #: E2121409
		Re-Recording Date		Re-Recorded #:

Legal: LOT 22, BLOCK 7, BURNS AURORA FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 1973-02-3-27-022 NOTARY CORRECTION AFFIDAVIT RECORDED ON 7/18/2023 AT RECEPTION NO. E3048552.

Address: 785 Iola Street, Aurora, CO 80010

Original Note Amt:	\$404,537.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$322,053.46	As Of:	04/17/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Amber Duran AND Elijah Winn
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)	Amber Duran AND Elijah Winn

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:	25-034627	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0269-2025

NED Date:	05/02/2025	Reception #:	E5030542		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	03/02/2022	Recording Date:	03/08/2022	Reception #:	E2026424
		Re-Recording Date		Re-Recorded #:	

Legal: See attached Exhibit A

Address: 309 South Kalispell Way, Aurora, CO 80017

Original Note Amt:	\$270,000.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$256,395.83	As Of:	04/09/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Albert J. Scott
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust)	Albert J. Scott

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:	25CO00161-1	Phone:	(720)259-6710	Fax:	(720)259-6709
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Foreclosure Number: 0270-2025

NED Date:	05/02/2025	Reception #:	E5030541		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	08/20/2021	Recording Date:	08/25/2021	Reception #:	E1132696
		Re-Recording Date		Re-Recorded #:	

Legal: CONDOMINIUM UNIT NO. 287, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 AT RECEPTION NO. 1922030, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1306 South Parker Road 287, Denver, CO 80231

Original Note Amt:	\$100,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$92,995.31	As Of:	04/17/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Elevations Credit Union
Current Owner:	Jose Arturo Gonzalez
Grantee (Lender On Deed of Trust):	Elevations Credit Union
Grantor (Borrower On Deed of Trust)	Jose Arturo Gonzalez

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

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number:	Jose Gonzalez	Phone:	(303)772-6666	Fax:	(303)772-2822
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Foreclosure Number: 0271-2025

NED Date:	05/02/2025	Reception #:	E5030540	
Original Sale Date:	08/27/2025			
Deed of Trust Date:	04/25/2022	Recording Date:	04/28/2022	Reception #: E2047017
		Re-Recording Date		Re-Recorded #:

Legal: LOT 12, BLOCK 7, TOLLGATE VILLAGE SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17704 East Tennessee Place, Aurora, CO 80017

Original Note Amt:	\$517,750.00	LoanType:	FHLMC	Interest Rate:	
Current Amount:	\$497,774.17	As Of:	04/21/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Citizens Bank, N.A.
Current Owner:	Darren J. Kipp and Michelle L. Klindera
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Amerifirst Financial, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Darren J. Kipp and Michelle L. Klindera

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:	CO21531	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0272-2025

NED Date:	05/06/2025	Reception #:	E5031359	
Original Sale Date:	08/27/2025			
Deed of Trust Date:	06/03/2016	Recording Date:	06/23/2016	Reception #: D6066252
		Re-Recording Date		Re-Recorded #:

Legal: LOT 5, BLOCK 11, THE FARM AT ARAPAHOE COUNTY FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16851 East Caley Place, Aurora, CO 80016

Original Note Amt:	\$472,800.00	LoanType:	Consumer	Interest Rate:	
Current Amount:	\$391,275.18	As Of:	04/21/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	FirstBank
Current Owner:	Paul Yaft and Amy Yaft
Grantee (Lender On Deed of Trust):	FirstBank
Grantor (Borrower On Deed of Trust)	Paul Yaft and Amy Yaft

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

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number:	307913-00089	Phone:	(303)628-9690	Fax:	
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Foreclosure Number: 0273-2025

NED Date: 05/06/2025

Reception #: E5031343

Original Sale Date: 08/27/2025

Deed of Trust Date: 09/24/2022

Recording Date: 09/27/2022

Reception #: E2098426

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, ALLISON SUBDIVISION COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6281 S Clarkson Street, Centennial, CO 80121

Original Note Amt: \$526,500.00

LoanType: Commercial

Interest Rate:

Current Amount: \$517,206.10

As Of: 04/22/2025

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 2023-2
Current Owner:	Denise L Belk Revocable Trust
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Champions Funding, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Denise L. Belk

Publication: Littleton Independent

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1012495-LL

Phone: (877)369-6122

Fax: (866)894-7369

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From April 30, 2025 Through May 06, 2025

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Foreclosure Number: 0274-2025

NED Date:	05/06/2025	Reception #:	E5031344		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	12/22/2005	Recording Date:	01/03/2006	Reception #:	B6000842
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 28, BLOCK 11, BROADMOOR, THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5745 SOUTH DELAWARE STREET, LITTLETON, CO 80120

Original Note Amt:	\$204,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$147,418.67	As Of:	04/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION, as Trustee for the GSAMP Trust 2006-HE2 Mortgage Pass-Through Certificates, Series 2006-HE2
Current Owner:	STEVEN TOD SIEGEL
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHSTAR FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	STEVEN TOD SIEGEL

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

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

Attorney File Number:	25-034571	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0275-2025

NED Date:	05/06/2025	Reception #:	E5031345		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	09/15/2017	Recording Date:	09/19/2017	Reception #:	D7106798
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 27, BLOCK 1, TWIN PINES VILLAGE SUBDIVISION - FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1545 South Ouray Circle Unit #A, Aurora, CO 80017-5645

Original Note Amt:	\$176,739.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$154,322.44	As Of:	04/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	JORDAN HEAD and JARED THEIS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Hugo Barrios Vela

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:	25-034621	Phone:	(303)706-9990	Fax:	(303)706-9994
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Notices of Election and Demand Filed in Arapahoe County

From April 30, 2025 Through May 06, 2025

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Foreclosure Number: 0276-2025

NED Date:	05/06/2025	Reception #:	E5031357		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	05/29/2015	Recording Date:	06/01/2015	Reception #:	D5056014
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, BLOCK 5, MISSION VIEJO SUBDIVISION, FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16020 E Milan Drive, Aurora, CO 80013

Original Note Amt:	\$322,756.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$257,488.12	As Of:	04/23/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Lukas Prothman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Megastar Financial Corp., a Colorado Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Lukas Prothman and Ken W. Prothman

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:	CO24709	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0277-2025

NED Date:	05/06/2025	Reception #:	E5031362		
Original Sale Date:	08/27/2025				
Deed of Trust Date:	11/12/2012	Recording Date:	11/15/2012	Reception #:	D2132010
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 13, BLOCK 1, SADDLE ROCK GOLF CLUB SOUTH SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7182 S Perth St, Aurora, CO 80016

Original Note Amt:	\$582,000.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$464,735.50	As Of:	04/24/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	KeyBank, N.A.
Current Owner:	Omid Shekarchian
Grantee (Lender On Deed of Trust):	KeyBank National Association
Grantor (Borrower On Deed of Trust)	Omid Shekarchian and Maryam Farazandeh

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:	CO24603	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0278-2025

NED Date: 05/06/2025

Reception #: E5031358

Original Sale Date: 08/27/2025

Deed of Trust Date: 12/03/1997

Recording Date: 12/09/1997

Reception #: A7155981

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 2, THE VISTA AT AURORA HIGHLANDS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17208 EAST FLORIDA PLACE, AURORA, CO 80017

Original Note Amt: \$124,710.00

LoanType: VA

Interest Rate:

Current Amount: \$34,986.60

As Of: 04/24/2025

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Poleenec A. Elijah

Grantee (Lender On Deed of Trust): FT MORTGAGE COMPANIES D/B/A CARL I. BROWN MORTGAGE

Grantor (Borrower On Deed of Trust): Poleenec A. Elijah

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: 21-025500

Phone: (303)706-9990

Fax: (303)706-9994