

Notices of Election and Demand Filed in Arapahoe County

From June 04, 2025 Through June 10, 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: 0324-2025

NED Date: 06/06/2025 **Reception #:** E5039758
Original Sale Date: 10/01/2025
Deed of Trust Date: 03/18/2024 **Recording Date:** 03/20/2024 **Reception #:** E4016370
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33, BLOCK 19, SKY RANCH SUBDIVISION FILING NO. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2018 UNDER RECEPTION NO. D8071296, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 27902 E 10th Dr, Aurora, CO 80018-1875

Original Note Amt: \$526,810.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$523,284.07 **As Of:** 05/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jasmine Rivera Holguin
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
NEWREZ LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jasmine Rivera Holguin

Publication: Sentinel Colorado **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

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

Attorney File Number: 25-034893 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0325-2025

NED Date: 06/06/2025 **Reception #:** E5039761
Original Sale Date: 10/01/2025
Deed of Trust Date: 07/15/2021 **Recording Date:** 07/21/2021 **Reception #:** E1115249
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 14, WATERSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24764 E TENNESEE PL, AURORA, CO 80018

Original Note Amt: \$458,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$453,535.28 **As Of:** 05/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): ONSLOW BAY FINANCIAL LLC
Current Owner: JOHNIE LEON KING JR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE
HOME LOAN ARRANGER
Grantor (Borrower On Deed of Trust) JOHNIE LEON KING JR.

Publication: Sentinel Colorado **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010461143 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0326-2025

NED Date:	06/06/2025	Reception #:	E5039750		
Original Sale Date:	10/01/2025				
Deed of Trust Date:	01/22/2021	Recording Date:	01/28/2021	Reception #:	E1015141
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1831 DUNKIRK ST UNIT 203, AURORA, CO 80017

Original Note Amt:	\$240,865.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$220,356.34	As Of:	05/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	ALYSSA K PERDUE AND KRYSTAL S THOMAS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COLTEN MORTGAGE
Grantor (Borrower On Deed of Trust)	ALYSSA K. PERDUE AND KRYSTAL S. THOMAS

Publication:	Sentinel Colorado	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010464063	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0327-2025

NED Date:	06/06/2025	Reception #:	E5039752		
Original Sale Date:	10/01/2025				
Deed of Trust Date:	06/26/2017	Recording Date:	07/06/2017	Reception #:	D7075526
		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:	\$258,525.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$272,177.28	As Of:	05/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CITIMORTGAGE, INC.
Current Owner:	RAYMOND D SLAYMAKER
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIBANK, N.A.
Grantor (Borrower On Deed of Trust)	RAYMOND D SLAYMAKER AND CYNTHIA K SLAYMAKER

Publication:	Sentinel Colorado	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010473692	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0328-2025

NED Date:	06/06/2025	Reception #:	E5039757		
Original Sale Date:	10/01/2025				
Deed of Trust Date:	10/19/2005	Recording Date:	10/27/2005	Reception #:	B5162388
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 5, CHERRY CREEK FARM FILING NO. TWO(2) COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6321 S Florence Way, Englewood, CO 80111

Original Note Amt:	\$75,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$39,073.90	As Of:	05/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wells Fargo Bank, N.A.
Current Owner:	Gina Ann Larson, David Lindberg Anderson
Grantee (Lender On Deed of Trust):	World Savings Bank, FSB, A Federal Savings Bank
Grantor (Borrower On Deed of Trust)	David Lindberg Anderson

Publication:	Littleton Independent	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1015054-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0329-2025

NED Date:	06/06/2025	Reception #:	E5039759		
Original Sale Date:	10/01/2025				
Deed of Trust Date:	07/31/2024	Recording Date:	08/05/2024	Reception #:	E4049713
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 20, BLOCK 6, DEL MAR AMENDED PLAT, COUNTY OF ARAPAHOE COUNTY, STATE OF COLORADO.

Address: 1340 Del Mar Pkwy, Aurora, CO 80010

Original Note Amt:	\$375,875.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$375,256.88	As Of:	05/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Rachel Mastin, Stefan A Mastin
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Rachel Mastin, Stefan A Mastin

Publication:	Sentinel Colorado	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1015042-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0330-2025

NED Date:	06/06/2025	Reception #:	E5039753	
Original Sale Date:	10/01/2025			
Deed of Trust Date:	12/15/2022	Recording Date:	12/27/2022	Reception #: E2120556
		Re-Recording Date		Re-Recorded #:

Legal: LOT 4, BLOCK 4, ARAPAHOE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1420 E Cornell Ave, Englewood, CO 80113

Original Note Amt:	\$700,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$690,905.94	As Of:	05/27/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not in it's individual capacity but solely as Trustee for CHNGE Mortgage Trust 2023-1
Current Owner:	Crotty Nixon Family Trust Dated May 7, 2024, and any Amendments Thereto
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Change Lending, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	William E Crotty, Jack Byron Nixon Jr

Publication:	Littleton Independent	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1015807-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0331-2025

NED Date:	06/10/2025	Reception #:	E5040535	
Original Sale Date:	10/01/2025			
Deed of Trust Date:	09/23/2019	Recording Date:	09/24/2019	Reception #: D9100042
		Re-Recording Date		Re-Recorded #:

Legal: LOT 221, BLOCK 1, THE DAM - FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 031291534

Address: 13189 E Bethany Place, Aurora, CO 80014

Original Note Amt:	\$313,222.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$252,562.23	As Of:	05/27/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	TIAHNNI D JAMES
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)	Tiahnni D James

Publication:	Sentinel Colorado	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

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

Attorney File Number:	23-030493	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0332-2025

NED Date: 06/10/2025 **Reception #:** E5040534
Original Sale Date: 10/01/2025
Deed of Trust Date: 10/05/2021 **Recording Date:** 10/18/2021 **Reception #:** E1158180
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 3, MISSION VIEJO SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16263 E Oxford Dr, Aurora, CO 80013-2741

Original Note Amt: \$346,500.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$325,033.02 **As Of:** 05/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC
Current Owner: Clint L. Calhoun
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Clint L. Calhoun

Publication: Sentinel Colorado **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24401 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0333-2025

NED Date: 06/10/2025 **Reception #:** E5040552
Original Sale Date: 10/01/2025
Deed of Trust Date: 05/23/2022 **Recording Date:** 05/25/2022 **Reception #:** E2057683
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE EXHIBIT A ATTACHED HERETO

Address: 5955 South Elkhart Ct, Centennial, CO 80016

Original Note Amt: \$535,000.00 **LoanType:** Personal **Interest Rate:**
Current Amount: \$535,000.00 **As Of:** 05/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Weinberg Servicing LLC
Current Owner: Reuben Droughns, III
Grantee (Lender On Deed of Trust): Weinberg Servicing LLC
Grantor (Borrower On Deed of Trust): Reuben Droughns, III

Publication: Sentinel Colorado **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Timmins LLC

Attorney File Number: 2332.383F2 **Phone:** (303)592-4500 **Fax:** (303)592-4515

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From June 04, 2025 Through June 10, 2025

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Foreclosure Number: 0334-2025

NED Date:	06/10/2025	Reception #:	E5040539		
Original Sale Date:	10/01/2025				
Deed of Trust Date:	11/19/2020	Recording Date:	11/24/2020	Reception #:	E0163739
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 2125 S Troy Way, Aurora, CO 80014

Original Note Amt:	\$304,385.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$277,974.36	As Of:	05/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Kristen Halazon and Ryan Halazon
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Kristen Halazon and Ryan Halazon

Publication:	Sentinel Colorado	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24668	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0335-2025

NED Date:	06/10/2025	Reception #:	E5040536		
Original Sale Date:	10/01/2025				
Deed of Trust Date:	04/05/2017	Recording Date:	04/20/2017	Reception #:	D7044708
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, BLOCK 9, RIDGEWOOD PARK, SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2411 W Rowland Ave, Littleton, CO 80120-3541

Original Note Amt:	\$322,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$278,090.75	As Of:	05/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NewRez LLC dba Shellpoint Mortgage Servicing
Current Owner:	Michael Forner, Christine Forner
Grantee (Lender On Deed of Trust):	Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust)	Michael Forner, Christine Forner

Publication:	Littleton Independent	First Publication Date:	08/07/2025
		Last Publication Date:	09/04/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1014401-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Notices of Election and Demand Filed in Arapahoe County

From June 04, 2025 Through June 10, 2025

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Foreclosure Number: 0336-2025

NED Date: 06/10/2025 **Reception #:** E5040538
Original Sale Date: 10/01/2025
Deed of Trust Date: 07/15/2004 **Recording Date:** 08/11/2004 **Reception #:** B4142838
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 11, BEL-VUE HEIGHTS, ARAPAHOE COUNTY, COLORADO.

Address: 7302 South Delaware Street, Littleton, CO 80120

Original Note Amt: \$100,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$81,713.44 **As Of:** 05/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Danny R. Schauer
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Barbara B. Schauer

Publication: Littleton Independent **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1014274-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0337-2025

NED Date: 06/10/2025 **Reception #:** E5040540
Original Sale Date: 10/01/2025
Deed of Trust Date: 07/30/2021 **Recording Date:** 08/03/2021 **Reception #:** E1121344
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit A

Address: 2002 S Worchester Way, Aurora, CO 80014

Original Note Amt: \$365,708.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$355,308.14 **As Of:** 05/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC F/K/A Broker Solutions, Inc. D/B/A/ New American Funding
Current Owner: Monica R. Rhodes
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns
Grantor (Borrower On Deed of Trust): Monica R. Rhodes

Publication: Sentinel Colorado **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO21993 **Phone:** (303)274-0155 **Fax:** (303)274-0159