

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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:** 0163-2023 **Restarted**

**NED Date:** 06/13/2025 **Reception #:** E5041565  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 08/27/2020 **Recording Date:** 09/01/2020 **Reception #:** E0113933  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 13, Block 7, Sky Ranch Subdivision Filing No. 1, according to the plat thereof recorded July 20, 2018 under Reception No. D8071296, County of Arapahoe, State of Colorado.

**Address:** 27811 E 9th Drive, Aurora, CO 80018

**Original Note Amt:** \$510,400.00 **LoanType:** Unknown **Interest Rate:**  
**Current Amount:** \$484,983.27 **As Of:** 04/03/2023 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Marcus James Rodriguez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for HomeAmerican Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Marcus James Rodriguez

**Publication:** Sentinel Colorado **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 23CO00117-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

**Foreclosure Number:** 0338-2025

**NED Date:** 06/13/2025 **Reception #:** E5041553  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 07/25/2016 **Recording Date:** 07/26/2016 **Reception #:** D6080848  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 8, Block 2, Greenbrook Filing No. 2, according to the recorded Plat thereof, County of Arapahoe, State of Colorado.

**Address:** 1055 S Fraser Way, Aurora, CO 80012

**Original Note Amt:** \$210,000.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$170,081.41 **As Of:** 05/30/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Navy Federal CU  
**Current Owner:** James E. Price  
**Grantee (Lender On Deed of Trust):** Navy Federal Credit Union  
**Grantor (Borrower On Deed of Trust)** James E. Price

**Publication:** Sentinel Colorado **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025  
**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.  
**Attorney File Number:** CO250045 **Phone:** (303)353-2965 **Fax:** (303)632-8183

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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:** 0339-2025

**NED Date:** 06/13/2025

**Reception #:** E5041555

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 04/30/2021

**Recording Date:** 05/05/2021

**Reception #:** E1074233

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 4, QUINCY CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4148 South Lewiston Circle, Aurora, CO 80013

**Original Note Amt:** \$368,014.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$339,370.78

**As Of:** 05/30/2025

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NewRez LLC d/b/a Shellpoint Mortgage Servicing
<b>Current Owner:</b>	Ricardo D. Redondo and Elaine L. Harper
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NewRez LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Ricardo D. Redondo and Elaine L. Harper

**Publication:** Sentinel Colorado

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO24965

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0340-2025

**NED Date:** 06/13/2025

**Reception #:** E5041558

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 10/17/2023

**Recording Date:** 10/18/2023

**Reception #:** E3071760

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 8653 E DRY CREEK RD UNIT 1126, ENGLEWOOD, CO 80112-2786

**Original Note Amt:** \$395,000.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$390,426.57

**As Of:** 05/30/2025

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	PENNYMAC LOAN SERVICES, LLC
<b>Current Owner:</b>	JEOVANI SOLIS GARCIA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	JEOVANI SOLIS GARCIA AND GARY SOLIS GARCIA

**Publication:** Littleton Independent

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010482461

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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:** 0341-2025

**NED Date:** 06/13/2025

**Reception #:** E5041557

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 06/25/2009

**Recording Date:** 07/21/2009

**Reception #:** B9079053

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 40, BLOCK 1, PARK VIEW MEADOWS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 20937 E Bellevue Pl, Centennial, CO 80015-6416

**Original Note Amt:** \$226,676.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$146,611.61

**As Of:** 05/30/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC

**Current Owner:** Barry Stevens, Patricia A Stevens

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Barry Stevens, Patricia A Stevens

**Publication:** Sentinel Colorado

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-25-1015716-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

**Foreclosure Number:** 0342-2025

**NED Date:** 06/13/2025

**Reception #:** E5041559

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 06/07/2006

**Recording Date:** 06/26/2006

**Reception #:** B6093448

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 8, Block 1, Uhlman Subdivision, County of Arapahoe, State of Colorado

**Address:** 3158 S Fox Street, Englewood, CO 80110

**Original Note Amt:** \$49,500.00

**LoanType:** Deed of Trust

**Interest Rate:**

**Current Amount:** \$49,500.00

**As Of:** 05/30/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Precision Investments, LLC

**Current Owner:** Katherine Dawn Land

**Grantee (Lender On Deed of Trust):** Compass Bank

**Grantor (Borrower On Deed of Trust)** Katherine D. Land aka Katherine Dawn Land

**Publication:** Littleton Independent

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** Buechler Law Office

**Attorney File Number:** Katherin D Land/S Fox Street

**Phone:** (720)381-0045

**Fax:** (720)381-0382

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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: 0343-2025**

**NED Date:** 06/13/2025 **Reception #:** E5041562  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 12/19/2005 **Recording Date:** 12/28/2005 **Reception #:** B5193571  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 12, EAST QUINCY HIGHLANDS SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 207301328012

**Address:** 21852 E Nassau Pl, Aurora, CO 80018

**Original Note Amt:** \$238,400.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$230,355.77 **As Of:** 05/29/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Fremont Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2  
**Current Owner:** Rachelle A. Simpson AND Rocky L. Simpson  
**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)** Rachelle A. Simpson AND Rocky L. Simpson

**Publication:** Sentinel Colorado **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025

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

**Attorney File Number:** 24-031723 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number: 0344-2025**

**NED Date:** 06/13/2025 **Reception #:** E5041564  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 09/28/2021 **Recording Date:** 10/05/2021 **Reception #:** E1152220  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 2, FOX HILL FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 032377089

**Address:** 19794 E Wagontrail Drive, Centennial, CO 80015

**Original Note Amt:** \$440,000.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$429,151.54 **As Of:** 05/29/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Donald Ray Ward AND Jean Marie Ward  
**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)** Donald Ray Ward AND Jean Marie Ward

**Publication:** Sentinel Colorado **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025

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

**Attorney File Number:** 25-034975 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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:** 0345-2025

**NED Date:** 06/13/2025 **Reception #:** E5041561  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 05/17/2021 **Recording Date:** 05/18/2021 **Reception #:** E1080711  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 13352 East Jewell Ave, Aurora, CO 80012

**Original Note Amt:** \$206,196.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$142,820.45 **As Of:** 05/22/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** AUDREY THOMAS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
SOUTHWEST FUNDING, LP., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Audrey Thomas

**Publication:** Sentinel Colorado **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 25-034899 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0346-2025

**NED Date:** 06/13/2025 **Reception #:** E5041597  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 04/14/2022 **Recording Date:** 04/18/2022 **Reception #:** E2042805  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 17, Block 19, Sky Ranch Subdivision Filing No. 1, according to the plat thereof recorded July 20, 2018 under Reception No. D8071296, County of Arapahoe, State of Colorado.

**Address:** 27646 East 10th Drive, Aurora, CO 80018

**Original Note Amt:** \$534,078.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$505,994.98 **As Of:** 05/23/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Cavin C. Carpenter  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal  
Financial Company, Limited Partnership, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Cavin C. Carpenter

**Publication:** Sentinel Colorado **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO24866 **Phone:** (303)274-0155 **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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:** 0347-2025

**NED Date:** 06/13/2025

**Reception #:** E5041560

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 04/12/2022

**Recording Date:** 04/18/2022

**Reception #:** E2043208

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 21, TRAVOIS FILING THREE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 21375 E Nichols Pl, Aurora, CO 80016

**Original Note Amt:** \$100,000.00

**LoanType:** HELOC

**Interest Rate:**

**Current Amount:** \$100,000.00

**As Of:** 06/02/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Coastal Community Bank

**Current Owner:** Annie J. Boyd, Joshua A. Boyd

**Grantee (Lender On Deed of Trust):** Coastal Community Bank

**Grantor (Borrower On Deed of Trust)** Joshua Boyd and Annie Boyd

**Publication:** Sentinel Colorado

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO24684

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0348-2025

**NED Date:** 06/17/2025

**Reception #:** E5042456

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 10/28/2016

**Recording Date:** 11/04/2016

**Reception #:** D6127351

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 39D, RAINTREE EAST, AS PER MAP RECORDED IN BOOK 23 AT PAGE 90; TOGETHER WITH RIGHTS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2120 AT PAGE 1690 AND 189, INCLUSIVE, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 10001 E EVANS AVE 39D, Denver, CO 80247

**Original Note Amt:** \$140,900.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$118,107.23

**As Of:** 06/03/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK

**Current Owner:** CHRISTY FARLEY

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** CHRISTY FARLEY

**Publication:** Sentinel Colorado

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

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

**Attorney File Number:** 24-032812

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From June 11, 2025 Through June 17, 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:** 0349-2025

**NED Date:** 06/17/2025

**Reception #:** E5042458

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 02/14/2020

**Recording Date:** 02/21/2020

**Reception #:** E0021759

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 32, Smoky Hill 400, Filing No. 9, County of Arapahoe, State of Colorado

**Address:** 5550 South Yampa Court, Centennial, CO 80015

**Original Note Amt:** \$885,000.00

**LoanType:**

**Interest Rate:**

**Current Amount:** \$502,614.76

**As Of:** 05/27/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association

**Current Owner:** Stanley W. Harris

**Grantee (Lender On Deed of Trust):** BBVA USA

**Grantor (Borrower On Deed of Trust):** Stanley W. Harris

**Publication:** Sentinel Colorado

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** Jennings Haug Keleher McLeod

**Attorney File Number:** 7306-0028

**Phone:** (602)234-7828

**Fax:**