

# Notices of Election and Demand Filed in Arapahoe County

From June 18, 2025 Through June 24, 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:** 0141-2025 **Restarted**

**NED Date:** 06/20/2025 **Reception #:** E5043643  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 02/12/2024 **Recording Date:** 02/14/2024 **Reception #:** E4008557  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 1, TALLYN'S REACH FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 24031 E. Hinsdale Pl, Aurora, CO 80016

**Original Note Amt:** \$400,000.00 **LoanType:** HELOC **Interest Rate:**  
**Current Amount:** \$400,000.00 **As Of:** 02/20/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Credit Union of Denver  
**Current Owner:** Fadie Alkayali  
**Grantee (Lender On Deed of Trust):** Credit Union of Denver  
**Grantor (Borrower On Deed of Trust):** Fadie Alkayali

**Publication:** Sentinel Colorado **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

**Attorney for Beneficiary:** Holst & Tehrani LLP

**Attorney File Number:** Alkayali **Phone:** (303)772-6666 **Fax:** (303)772-2822

**Foreclosure Number:** 0350-2025

**NED Date:** 06/20/2025 **Reception #:** E5043608  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 10/18/2022 **Recording Date:** 10/26/2022 **Reception #:** E2106825  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 61, BLOCK 5, SEVEN LAKES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 2980 S Ceylon Way, Aurora, CO 80013

**Original Note Amt:** \$85,000.00 **LoanType:** Loanliner Home Equity Plai **Interest Rate:**  
**Current Amount:** \$84,624.00 **As Of:** 05/29/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fitzsimons Credit Union  
**Current Owner:** Adam E. Semingsen  
**Grantee (Lender On Deed of Trust):** Fitzsimons Credit Union  
**Grantor (Borrower On Deed of Trust):** Adam E. Semingsen

**Publication:** Sentinel Colorado **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

**Attorney for Beneficiary:** Harry L. Simon, P.C.

**Attorney File Number:** FCU v. Semingsen **Phone:** (303)758-6601 **Fax:** (303)758-6540

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**Foreclosure Number:** 0351-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044453		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	01/21/2022	<b>Recording Date:</b>	01/25/2022	<b>Reception #:</b>	E2009147
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 2, Block 4, Southbridge Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 1572 W Long Avenue, Littleton, CO 80120

<b>Original Note Amt:</b>	\$175,150.00	<b>LoanType:</b>	FHLMC	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$174,632.89	<b>As Of:</b>	05/28/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Vicki D Andrews
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Zenith Home Loans, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	Vicki D Andrews

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

<b>Attorney File Number:</b>	25CO00349-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709
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**Foreclosure Number:** 0352-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044454		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	07/10/2021	<b>Recording Date:</b>	07/16/2021	<b>Reception #:</b>	E1112650
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 153, Block 1, Peachwood Subdivision, Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 11985 E Ford Dr, Aurora, CO 80012

<b>Original Note Amt:</b>	\$253,900.00	<b>LoanType:</b>	FNMA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$236,133.58	<b>As Of:</b>	06/02/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Daisy E Ramirez Valiente
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cherry Creek Mortgage, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	Daisy E Ramirez Valiente

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

<b>Attorney File Number:</b>	25CO00356-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709
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# Notices of Election and Demand Filed in Arapahoe County

From June 18, 2025 Through June 24, 2025

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**Foreclosure Number:** 0353-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044396		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	09/09/2022	<b>Recording Date:</b>	12/06/2022	<b>Reception #:</b>	E2116491
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 40, Block 3, Stone Ridge Park Subdivision Filing No. 8, County of Arapahoe, State of Colorado

**Address:** 1409 S Cathay St, Aurora, CO 80017

<b>Original Note Amt:</b>	\$470,580.00	<b>LoanType:</b>	VA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$457,897.72	<b>As Of:</b>	06/03/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Samantha Westback
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans.
<b>Grantor (Borrower On Deed of Trust)</b>	Hunter Hoffman and Samantha Westback

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

<b>Attorney File Number:</b>	25CO00359-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709
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**Foreclosure Number:** 0354-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044402		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	06/14/2018	<b>Recording Date:</b>	06/21/2018	<b>Reception #:</b>	D8060527
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 14, BLOCK 4, TOLLGATE VILLAGE SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 17875 EAST KEPNER DRIVE, AURORA, CO 80017

<b>Original Note Amt:</b>	\$230,000.00	<b>LoanType:</b>	CONVENTIONAL	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$204,489.23	<b>As Of:</b>	06/09/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	WELLS FARGO BANK, N.A.
<b>Current Owner:</b>	JONNY LOPEZ VILLA AND MARIA VICTORIA ALBA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	MARIA VICTORIA ALBA AND JONNY LOPEZ VILLA

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	00000010469740	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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From June 18, 2025 Through June 24, 2025

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**Foreclosure Number:** 0355-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044404		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	11/30/2005	<b>Recording Date:</b>	12/12/2005	<b>Reception #:</b>	B5186301
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 58, EL VISTA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6419 SOUTH LOCUST WAY, CENTENNIAL, CO 80111

<b>Original Note Amt:</b>	\$272,000.00	<b>LoanType:</b>	CONVENTIONAL	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$222,823.65	<b>As Of:</b>	06/09/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
<b>Current Owner:</b>	GARY L SCHWARTZKOPF AND DEBRA J SCHWARTZKOPF
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR D. WHITE & CO. LLC
<b>Grantor (Borrower On Deed of Trust)</b>	GARY L. SCHWARTZKOPF AND DEBRA J. SCHWARTZKOPF

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	00000010483428	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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**Foreclosure Number:** 0356-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044458		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	04/21/2023	<b>Recording Date:</b>	05/03/2023	<b>Reception #:</b>	E3029375
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 13, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION, FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 599 S Laredo Circle, Aurora, CO 80017

<b>Original Note Amt:</b>	\$348,000.00	<b>LoanType:</b>	FNMA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$342,607.59	<b>As Of:</b>	06/09/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	ServiceMac, LLC
<b>Current Owner:</b>	Kenneth Ballom
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Movement Mortgage, LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Kenneth Ballom

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	CO24770	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0357-2025

**NED Date:** 06/24/2025 **Reception #:** E5044407  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 05/27/2020 **Recording Date:** 06/12/2020 **Reception #:** E0070055  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 1, HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 27736 EAST ALDER DRIVE, AURORA, CO 80016

**Original Note Amt:** \$510,400.00 **LoanType:** CONVENTIONAL **Interest Rate:**  
**Current Amount:** \$467,191.03 **As Of:** 06/09/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MSR Asset Vehicle LLC  
**Current Owner:** JACOB E JAVONTE PAYNE AND DOMINIQUE RENEE PAYNE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC.  
**Grantor (Borrower On Deed of Trust):** JACOB E JAVONTE PAYNE AND DOMINIQUE RENEE PAYNE

**Publication:** Sentinel Colorado **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 00000010486231 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** 0358-2025

**NED Date:** 06/24/2025 **Reception #:** E5044415  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 07/18/2003 **Recording Date:** 09/17/2003 **Reception #:** B3207381  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 2, TALLYN'S REACH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7116 FLAT ROCK COURT, AURORA, CO 80016

**Original Note Amt:** \$311,600.00 **LoanType:** CONVENTIONAL **Interest Rate:**  
**Current Amount:** \$142,212.94 **As Of:** 06/10/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST  
**Current Owner:** JEFFREY F KUSCHKE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC  
**Grantor (Borrower On Deed of Trust):** JEFFREY F KUSCHKE

**Publication:** Sentinel Colorado **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 00000010465532 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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From June 18, 2025 Through June 24, 2025

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**Foreclosure Number:** 0359-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044421		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	08/27/1998	<b>Recording Date:</b>	09/01/1998	<b>Reception #:</b>	A8139148
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 14423 EAST JEWELL AVENUE #204, AURORA, CO 80012

<b>Original Note Amt:</b>	\$40,000.00	<b>LoanType:</b>	CONVENTIONAL	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$2,385.99	<b>As Of:</b>	06/10/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	JPMORGAN CHASE BANK, NA AS SUCCESSOR BY MERGER TO J.P. MORGAN MORTGAGE ACQUISITION CORP.
<b>Current Owner:</b>	TYRONE JOHNSON
<b>Grantee (Lender On Deed of Trust):</b>	BROAD STREET MORTGAGE CORP.
<b>Grantor (Borrower On Deed of Trust)</b>	SHU YING JOHNSON

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	00000010382653	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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**Foreclosure Number:** 0360-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044461		
<b>Original Sale Date:</b>	10/22/2025				
<b>Deed of Trust Date:</b>	02/20/2004	<b>Recording Date:</b>	02/27/2004	<b>Reception #:</b>	B4035790
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 13, BLOCK 10, MEADOWOOD FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2971 South Ivory Court, Aurora, CO 80013

<b>Original Note Amt:</b>	\$134,250.00	<b>LoanType:</b>	CONV	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$43,266.56	<b>As Of:</b>	06/10/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1
<b>Current Owner:</b>	David C. Skinner
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Metro Funding Corporation, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	David C. Skinner

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	CO24967	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0361-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044422	
<b>Original Sale Date:</b>	10/22/2025			
<b>Deed of Trust Date:</b>	03/18/2021	<b>Recording Date:</b>	03/23/2021	<b>Reception #:</b> E1047950
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 8, BLOCK 8, SUMMER VALLEY SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
A.P.N.: 031609194

**Address:** 3733 S Walden Way, Aurora, CO 80013

<b>Original Note Amt:</b>	\$554,667.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$521,766.60	<b>As Of:</b>	06/11/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
<b>Current Owner:</b>	Ashley A Henson AND Richard J Henson
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Ashley A Henson AND Richard J Henson

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	25-034711	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** 0362-2025

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	E5044423	
<b>Original Sale Date:</b>	10/22/2025			
<b>Deed of Trust Date:</b>	06/16/2022	<b>Recording Date:</b>	06/21/2022	<b>Reception #:</b> E2067004
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 7, BLOCK 9, BROADWAY ESTATES, FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 2077-22-4-11-007

**Address:** 6684 South Penrose Court, Centennial, CO 80121

<b>Original Note Amt:</b>	\$561,639.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$542,195.99	<b>As Of:</b>	06/11/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Gwyndolynn Potter AND Richard Potter
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Gwyndolynn Potter AND Richard Potter

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	23-031273	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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# *Notices of Election and Demand Filed in Arapahoe County*

**From June 18, 2025 Through June 24, 2025**

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