

Notices of Election and Demand Filed in Arapahoe County

From July 09, 2025 Through July 15, 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: 0389-2025

NED Date:	07/11/2025	Reception #:	E5049408		
Original Sale Date:	11/05/2025				
Deed of Trust Date:	03/04/2022	Recording Date:	03/11/2022	Reception #:	E2028492
		Re-Recording Date		Re-Recorded #:	

Legal: See attached Exhibit A

Address: 12615 East Pacific Circle Unit A, Aurora, CO 80014

Original Note Amt:	\$261,000.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$248,066.88	As Of:	06/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Arvest Bank
Current Owner:	Debra Holcomb,Jennifer Pineda
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Colten Mortgage
Grantor (Borrower On Deed of Trust)	Debra Holcomb and Jennifer Pineda

Publication:	Sentinel Colorado	First Publication Date:	09/11/2025		
		Last Publication Date:	10/09/2025		
Attorney for Beneficiary:	Randall S. Miller & Associates PC				
Attorney File Number:	25CO00358-1	Phone:	(720)259-6710	Fax:	(720)259-6709

Foreclosure Number: 0390-2025

NED Date:	07/11/2025	Reception #:	E5049409		
Original Sale Date:	11/05/2025				
Deed of Trust Date:	12/24/2020	Recording Date:	12/30/2020	Reception #:	E0184634
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 31, BLOCK 1, PRIDE'S CROSSING SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN: 2073-10-3-21-033

Address: 4872 S Bahama Way, Aurora, CO 80015

Original Note Amt:	\$310,500.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$286,481.66	As Of:	06/26/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner:	Charles Rohrbach AND Sandra Rohrbach
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)	Charles Rohrbach AND Sandra Rohrbach

Publication:	Sentinel Colorado	First Publication Date:	09/11/2025		
		Last Publication Date:	10/09/2025		
Attorney for Beneficiary:	Janeway Law Firm, P.C.				
Attorney File Number:	25-035131	Phone:	(303)706-9990	Fax:	(303)706-9994

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Foreclosure Number: 0391-2025

NED Date: 07/11/2025 **Reception #:** E5049410
Original Sale Date: 11/05/2025
Deed of Trust Date: 07/22/2021 **Recording Date:** 07/27/2021 **Reception #:** E1117546
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, THE GEORGETOWN AT GREENWOOD VILLAGE FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5426 DTC PKWY, GREENWOOD VILLAGE, CO 80111

Original Note Amt: \$596,850.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$556,552.34 **As Of:** 06/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): TRUIST BANK
Current Owner: JOHN F HYER JR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BANK OF ENGLAND
Grantor (Borrower On Deed of Trust) JOHN F HYER JR.

Publication: Littleton Independent **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010508349 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0392-2025

NED Date: 07/11/2025 **Reception #:** E5049411
Original Sale Date: 11/05/2025
Deed of Trust Date: 05/25/2021 **Recording Date:** 06/07/2021 **Reception #:** E1090345
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 3646 S Granby Way Apt K02, Aurora, CO 80014

Original Note Amt: \$200,854.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$186,556.86 **As Of:** 06/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Jennifer Fitch
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek
Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Jennifer Fitch

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25079 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0393-2025

NED Date:	07/11/2025	Reception #:	E5049413		
Original Sale Date:	11/05/2025				
Deed of Trust Date:	03/14/2016	Recording Date:	03/22/2016	Reception #:	D6028683
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 25, BLOCK 6, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1251 Salem Street, Aurora, CO 80011

Original Note Amt:	\$342,000.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$193,274.49	As Of:	06/27/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PHH Mortgage Corporation
Current Owner:	Ingrid C. Elbert
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)	Ingrid C. Elbert

Publication:	Sentinel Colorado	First Publication Date:	09/11/2025
		Last Publication Date:	10/09/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1016053-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0394-2025

NED Date:	07/15/2025	Reception #:	E5050125		
Original Sale Date:	11/05/2025				
Deed of Trust Date:	09/21/2020	Recording Date:	10/01/2020	Reception #:	E0132000
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 222, Apple Orchard Manors, First Addition, County of Arapahoe, State of Colorado.

Address: 782 W Euclid Ave, Littleton, CO 80120

Original Note Amt:	\$362,696.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$355,996.58	As Of:	06/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Christopher G McBryar, Lyndsy J McBryar
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for PennyMac Loan Services, LLC.
Grantor (Borrower On Deed of Trust)	Christopher G McBryar and Lyndsy J McBryar

Publication:	Littleton Independent	First Publication Date:	09/11/2025
		Last Publication Date:	10/09/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number:	23CO00282-2	Phone:	(720)259-6710	Fax:	(720)259-6709
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Foreclosure Number: 0395-2025

NED Date: 07/15/2025 **Reception #:** E5050124
Original Sale Date: 11/05/2025
Deed of Trust Date: 09/03/2022 **Recording Date:** 09/09/2022 **Reception #:** E2093501
Re-Recording Date **Re-Recorded #:**

Legal: Lot 31, Block 10, East Quincy Highlands Subdivision Filing No. 6, County of Arapahoe, State of Colorado.

Address: 21730 East Mercer Place, Aurora, CO 80018

Original Note Amt: \$569,800.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$551,844.11 **As Of:** 06/25/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING LLC
Current Owner: MELANIE MCCOUMB
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Amerisave Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): MELANIE MCCOUMB AND THOMAS C. MCCOUMB

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

Attorney for Beneficiary: IDEA Law Group

Attorney File Number: 48201300 **Phone:** (187)735-32146 **Fax:**

Foreclosure Number: 0396-2025

NED Date: 07/15/2025 **Reception #:** E5050161
Original Sale Date: 11/05/2025
Deed of Trust Date: 03/13/2023 **Recording Date:** 03/15/2023 **Reception #:** E3016567
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 1, PARKBOROUGH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 2073-23-1-09-015

Address: 6045 S Netherland Cir, Centennial, CO 80015-3521

Original Note Amt: \$525,309.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$517,909.18 **As Of:** 06/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Amber Hall
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Amber Hall

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

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

Attorney File Number: 25-034691 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0397-2025

NED Date: 07/15/2025 **Reception #:** E5050126
Original Sale Date: 11/05/2025
Deed of Trust Date: 06/20/2022 **Recording Date:** 06/23/2022 **Reception #:** E2068165
Re-Recording Date: **Re-Recorded #:**

Legal: CONDOMINIUM UNIT NO. 199B, 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 COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 1973-21-1-05-100

Address: 1300 S Parker Rd #199B, Denver, CO 80231

Original Note Amt: \$140,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$134,242.57 **As Of:** 06/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Matthew R. Trujillo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Matthew R. Trujillo

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

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

Attorney File Number: 25-034811 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0398-2025

NED Date: 07/15/2025 **Reception #:** E5050127
Original Sale Date: 11/05/2025
Deed of Trust Date: 02/23/2021 **Recording Date:** 03/02/2021 **Reception #:** E1034795
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 6, SUMMER VALLEY SUBDIVISION, FILING NO. 20, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17391 E Layton Dr, Aurora, CO 80015

Original Note Amt: \$344,751.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$336,469.56 **As Of:** 06/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Selene Finance LP
Current Owner: Taylor Austin Doubleday
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Taylor Austin Doubleday

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO-20200 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0399-2025

NED Date: 07/15/2025 **Reception #:** E5050119
Original Sale Date: 11/05/2025
Deed of Trust Date: 05/07/2015 **Recording Date:** 05/18/2015 **Reception #:** D5049510
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, CHURCHILL SUBDIVISION, FILING, NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF,
COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 031491207

Address: 3461 S Blackhawk Way, Aurora, CO 80014

Original Note Amt: \$250,755.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$261,673.40 **As Of:** 06/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Current Owner: Joy C. Ford
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Joy C. Ford AND Perry D. Ford

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

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

Attorney File Number: 24-032163 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0400-2025

NED Date: 07/15/2025 **Reception #:** E5050121
Original Sale Date: 11/05/2025
Deed of Trust Date: 03/28/2022 **Recording Date:** 03/29/2022 **Reception #:** E2035050
Re-Recording Date **Re-Recorded #:**

Legal: Lot 12, Block 3, Apache Mesa - Third Filing, County of Arapahoe, State of Colorado.

Address: 966 Nucla Street, Aurora, CO 80011

Original Note Amt: \$502,726.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$417,919.10 **As Of:** 06/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Durell Crawford, Kenyatta Crawford
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Paramount
Residential Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust) Durell Lee Crawford and Kenyatta Renee Crawford

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00289-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0401-2025

NED Date: 07/15/2025 **Reception #:** E5050122
Original Sale Date: 11/05/2025
Deed of Trust Date: 01/12/2007 **Recording Date:** 01/18/2007 **Reception #:** B7007920
Re-Recording Date **Re-Recorded #:**

Legal: LOT 53, BLOCK 2, RIDGEVIEW HILLS NORTH, FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4432 East Peakview Avenue, Centennial, CO 80121

Original Note Amt: \$277,293.33 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$198,989.19 **As Of:** 06/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo USA Holdings, LLC
Current Owner: Charles Herbert Williams Jr., Teresa Ann Williams
Grantee (Lender On Deed of Trust): Wells Fargo Financial Colorado, Inc.
Grantor (Borrower On Deed of Trust): Charles Herbert Williams Jr. and Teresa Ann Williams

Publication: Littleton Independent **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1018232-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0402-2025

NED Date: 07/15/2025 **Reception #:** E5050130
Original Sale Date: 11/05/2025
Deed of Trust Date: 07/30/2021 **Recording Date:** 08/23/2021 **Reception #:** E1131666
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, MISSION VIEJO FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 2073-05-1-07-002

Address: 16611 E Ithaca Pl, Aurora, CO 80013

Original Note Amt: \$402,573.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$371,772.39 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Mickel Johnson AND Tamekia Monique Hunt
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Mickel Johnson AND Tamekia Hunt

Publication: Sentinel Colorado **First Publication Date:** 09/11/2025
Last Publication Date: 10/09/2025

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

Attorney File Number: 24-032721 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From July 09, 2025 Through July 15, 2025

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Foreclosure Number: 0403-2025

NED Date: 07/15/2025

Reception #: E5050148

Original Sale Date: 11/05/2025

Deed of Trust Date: 06/17/2022

Recording Date: 06/24/2022

Reception #: B2114367

Re-Recording Date

Re-Recorded #:

Legal: UNIT 240 DAYTON PLAZA, A COMMERCIAL CONDOMINIUM ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JANUARY 22, 2002 AT RECEPTION #B2013943 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DAYTON PLAZA, A COMMERCIAL CONDOMINIUM RECORDED JANUARY 22, 2002 AT RECEPTION #B2013942 IN SAID RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6635 S. Dayton Street, #240, Greenwood Village, CO 80111

Original Note Amt: \$218,500.00

LoanType: Commercial

Interest Rate:

Current Amount: \$35,355.07

As Of: 07/02/2025

Interest Type: Fixed

Current Lender (Beneficiary): Wells Fargo Bank, National Association, successor to Wells Fargo Bank Minnesota, National Association

Current Owner: Thomas Soehngen, LLC

Grantee (Lender On Deed of Trust): Wells Fargo Bank Minnesota, National Association

Grantor (Borrower On Deed of Trust) Thomas Soehngen, LLC

Publication: Littleton Independent

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 3942-102

Phone: (303)329-3363

Fax:

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From July 09, 2025 Through July 15, 2025

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Foreclosure Number: 0404-2025

NED Date: 07/15/2025

Reception #: E5050123

Original Sale Date: 11/05/2025

Deed of Trust Date: 06/30/2022

Recording Date: 07/05/2022

Reception #: E2072007

Re-Recording Date

Re-Recorded #:

Legal: Lot 10, Block 8, Lexington East Subdivision Filing No. 3, County of Arapahoe, State of Colorado.

Address: 19461 E Iowa Cir, Aurora, CO 80017

Original Note Amt: \$384,465.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$375,160.58

As Of: 07/02/2025

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Anna Gabriel and Dong Mayek

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek Mortgage, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Anna Gabriel and Dong Mayek

Publication: Sentinel Colorado

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25078

Phone: (303)274-0155

Fax: (303)274-0159