

# Notices of Election and Demand Filed in Arapahoe County

From August 13, 2025 Through August 19, 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:** 0466-2025

**NED Date:** 08/15/2025 **Reception #:** E5057992  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 10/16/2012 **Recording Date:** 10/19/2012 **Reception #:** D2119869  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 37, BLOCK 8, AURORA HIGHLANDS SUBDIVISION-FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO

A.P.N.: 1975-21-4-22-037

**Address:** 18211 E MONTANA PL, AURORA, CO 80017

**Original Note Amt:** \$172,812.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$153,911.46 **As Of:** 07/30/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Roman Gabriel Barrientos  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
COBALT MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Roman Gabriel Barrientos

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 18-019690 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0467-2025

**NED Date:** 08/15/2025 **Reception #:** E5057993  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 05/22/2021 **Recording Date:** 06/01/2021 **Reception #:** E1086994  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 183, Re-Subdivision Mission Viejo Filing No. 1, Tract G, Block 7, according to Plat recorded February 6, 1973 under Reception No. 1339208, County of Arapahoe, State of Colorado.

**Address:** 3770 S Mission Pkwy C, Aurora, CO 80013

**Original Note Amt:** \$233,000.00 **LoanType:** FNMA **Interest Rate:**  
**Current Amount:** \$214,359.59 **As Of:** 07/24/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** loanDepot.com, LLC  
**Current Owner:** Marta D. Sanders and Jacques E. Sanders  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for  
LOANDEPOT.COM, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Marta D. Sanders and Jacques E. Sanders

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48227590 **Phone:** (187)735-32146 **Fax:**

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**Foreclosure Number:** 0468-2025

**NED Date:** 08/15/2025 **Reception #:** E5057975  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 09/30/2008 **Recording Date:** 10/03/2008 **Reception #:** B8111035  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 7, TOLLGATE VILLAGE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 974 S. Memphis Way, Aurora, CO 80017

**Original Note Amt:** \$185,381.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$145,958.22 **As Of:** 07/22/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Katrina Stewart  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Uptown Mortgage LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Katrina Stewart

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** CO-25-1018545-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0469-2025

**NED Date:** 08/15/2025 **Reception #:** E5058000  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 05/20/2021 **Recording Date:** 05/24/2021 **Reception #:** E1083652  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** See attached Exhibit A

**Address:** 16902 East Warren Place C, Aurora, CO 80013

**Original Note Amt:** \$231,500.00 **LoanType:** FHLMC **Interest Rate:**  
**Current Amount:** \$214,641.02 **As Of:** 08/05/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** TH MSR Holdings LLC  
**Current Owner:** Hanah Jean Yoon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Hanah Jean Yoon

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 24CO00179-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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From August 13, 2025 Through August 19, 2025

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**Foreclosure Number:** 0470-2025

**NED Date:** 08/15/2025 **Reception #:** E5057979  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 07/30/2021 **Recording Date:** 08/02/2021 **Reception #:** E1121020  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 99, BLOCK 2, OLDE TOWNE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 1973-11-4-15-030

**Address:** 20 South Nome Street Unit E, Aurora, CO 80012

**Original Note Amt:** \$265,109.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$249,328.45 **As Of:** 08/04/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Calvin Williams Shaw  
**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)** Calvin Williams Shaw

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 24-033288 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0471-2025

**NED Date:** 08/15/2025 **Reception #:** E5057983  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 04/11/2019 **Recording Date:** 04/15/2019 **Reception #:** D9032102  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 3, SUMMER VALLEY SUBDIVISION FILING NO. 11 AMENDED, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

**Address:** 18115 E Milan Place, Aurora, CO 80013

**Original Note Amt:** \$315,185.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$308,203.72 **As Of:** 08/01/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC  
**Current Owner:** Daniel J Wensien  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a  
California Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Daniel J Wensien

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** CO-25-1014927-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From August 13, 2025 Through August 19, 2025

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**Foreclosure Number:** 0472-2025

**NED Date:** 08/15/2025

**Reception #:** E5058003

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 06/27/2005

**Recording Date:** 07/08/2005

**Reception #:** B5100662

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 17, BLOCK 7, MEADOWOOD FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 16258 EAST BATES DRIVE, AURORA, CO 80013

**Original Note Amt:** \$110,500.00

**LoanType:** CONVENTIONAL

**Interest Rate:**

**Current Amount:** \$69,370.22

**As Of:** 08/05/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC  
INDX MORTGAGE LOAN TRUST 2005-AR27, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-AR27

**Current Owner:** RICHARD E KING

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
SIERRA PACIFIC MORTGAGE COMPANY, INC.

**Grantor (Borrower On Deed of Trust)** RICHARD E KING

**Publication:** Sentinel Colorado

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 00000010528305

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

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

# Notices of Election and Demand Filed in Arapahoe County

From August 13, 2025 Through August 19, 2025

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**Foreclosure Number:** 0473-2025

|                            |            |                          |            |                       |          |
|----------------------------|------------|--------------------------|------------|-----------------------|----------|
| <b>NED Date:</b>           | 08/15/2025 | <b>Reception #:</b>      | E5057986   |                       |          |
| <b>Original Sale Date:</b> | 12/17/2025 |                          |            |                       |          |
| <b>Deed of Trust Date:</b> | 09/15/2022 | <b>Recording Date:</b>   | 09/21/2022 | <b>Reception #:</b>   | E2096804 |
|                            |            | <b>Re-Recording Date</b> |            | <b>Re-Recorded #:</b> |          |

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 10001 E EVANS AVE 77B #77B, AURORA, CO 80247

|                           |              |                  |              |                       |       |
|---------------------------|--------------|------------------|--------------|-----------------------|-------|
| <b>Original Note Amt:</b> | \$258,750.00 | <b>LoanType:</b> | CONVENTIONAL | <b>Interest Rate:</b> |       |
| <b>Current Amount:</b>    | \$249,881.87 | <b>As Of:</b>    | 08/05/2025   | <b>Interest Type:</b> | Fixed |

|  |   |
|--|---|
| <b>Current Lender (Beneficiary):</b>       | LAKEVIEW LOAN SERVICING, LLC  |
| <b>Current Owner:</b>                      | SELENA SUJOLDZIC BESIREVIC  |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR<br>UNITED WHOLESALE MORTGAGE, LLC |
| <b>Grantor (Borrower On Deed of Trust)</b> | SELENA SUJOLDZIC BESIREVIC  |

|                                  |                                     |                                |               |             |               |
|----------------------------------|-------------------------------------|--------------------------------|---------------|-------------|---------------|
| <b>Publication:</b>              | Sentinel Colorado                   | <b>First Publication Date:</b> | 10/23/2025    |             |               |
|                                  |                                     | <b>Last Publication Date:</b>  | 11/20/2025    |             |               |
| <b>Attorney for Beneficiary:</b> | Barrett, Frappier & Weisserman, LLP |                                |               |             |               |
| <b>Attorney File Number:</b>     | 00000010522324                      | <b>Phone:</b>                  | (303)350-3711 | <b>Fax:</b> | (303)813-1107 |

**Foreclosure Number:** 0474-2025

|                            |            |                          |            |                       |          |
|----------------------------|------------|--------------------------|------------|-----------------------|----------|
| <b>NED Date:</b>           | 08/19/2025 | <b>Reception #:</b>      | E5058836   |                       |          |
| <b>Original Sale Date:</b> | 12/17/2025 |                          |            |                       |          |
| <b>Deed of Trust Date:</b> | 10/16/2024 | <b>Recording Date:</b>   | 10/17/2024 | <b>Reception #:</b>   | E4067927 |
|                            |            | <b>Re-Recording Date</b> |            | <b>Re-Recorded #:</b> |          |

**Legal:** Lot 4, Block 2, Zurcher's Subdivision, County of Arapahoe, State of Colorado

**Address:** 1364 Lima Street, Aurora, CO 80010

|                           |              |                  |             |                       |       |
|---------------------------|--------------|------------------|-------------|-----------------------|-------|
| <b>Original Note Amt:</b> | \$247,000.00 | <b>LoanType:</b> | Bridge Loan | <b>Interest Rate:</b> |       |
| <b>Current Amount:</b>    | \$278,435.04 | <b>As Of:</b>    | 07/21/2025  | <b>Interest Type:</b> | Fixed |

|  |                             |
|--|-----------------------------|
| <b>Current Lender (Beneficiary):</b>       | Tri-State Mortgage          |
| <b>Current Owner:</b>                      | Lima Street Revocable Trust |
| <b>Grantee (Lender On Deed of Trust):</b>  | Tri-State Mortgage          |
| <b>Grantor (Borrower On Deed of Trust)</b> | Lima Street Revocable Trust |

|                                  |                                       |                                |               |             |               |
|----------------------------------|---------------------------------------|--------------------------------|---------------|-------------|---------------|
| <b>Publication:</b>              | Sentinel Colorado                     | <b>First Publication Date:</b> | 10/23/2025    |             |               |
|                                  |                                       | <b>Last Publication Date:</b>  | 11/20/2025    |             |               |
| <b>Attorney for Beneficiary:</b> | The Law Offices of Eric L. Nesbitt PC |                                |               |             |               |
| <b>Attorney File Number:</b>     | 2025-05-00884                         | <b>Phone:</b>                  | (303)741-2354 | <b>Fax:</b> | (303)346-5290 |

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**Foreclosure Number:** 0475-2025

**NED Date:** 08/19/2025 **Reception #:** E5058852  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 04/25/2018 **Recording Date:** 05/02/2018 **Reception #:** D8042970  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 59, HOMESTEAD FARM FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7491 South Forest Court, Centennial, CO 80122

**Original Note Amt:** \$527,573.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$466,396.95 **As Of:** 08/06/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank  
**Current Owner:** Mark J Wieber, Carolyn J Wieber  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Mark J Wieber, Carolyn J Wieber

**Publication:** Littleton Independent **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** CO-25-1020972-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0476-2025

**NED Date:** 08/19/2025 **Reception #:** E5058837  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 04/28/2022 **Recording Date:** 05/02/2022 **Reception #:** E2048679  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 50, BLOCK 1, SUNSTONE SUBDIVISION FILING NO. 1,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1629 S Ivory Circle Unit C, Aurora, CO 80017

**Original Note Amt:** \$330,285.00 **LoanType:** FHLMC **Interest Rate:**  
**Current Amount:** \$316,892.41 **As Of:** 08/06/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** TH MSR Holdings LLC  
**Current Owner:** Zachary Marner  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Everett Financial, Inc. dba Supreme Lending  
**Grantor (Borrower On Deed of Trust):** Zachary Marner

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 25CO00323-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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From August 13, 2025 Through August 19, 2025

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**Foreclosure Number:** 0477-2025

**NED Date:** 08/19/2025 **Reception #:** E5058867  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 03/21/2022 **Recording Date:** 03/31/2022 **Reception #:** E2036289  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN#: 1975-19-3-34-067

**Address:** 14453 E Jewell Ave Unit 103, Aurora, CO 80012

**Original Note Amt:** \$202,700.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$192,527.85 **As Of:** 08/06/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** CANVAS CREDIT UNION  
**Current Owner:** Brian G. Harr AND Melissa F. Harr  
**Grantee (Lender On Deed of Trust):** CANVAS CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Brian G. Harr AND Melissa F. Harr

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 25-035178 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0478-2025

**NED Date:** 08/19/2025 **Reception #:** E5058870  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 01/19/2023 **Recording Date:** 01/24/2023 **Reception #:** E3004529  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 6, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2535 South Pagosa Street, Aurora, CO 80013

**Original Note Amt:** \$74,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$73,731.27 **As Of:** 08/06/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** CANVAS CREDIT UNION  
**Current Owner:** Debra Yeager  
**Grantee (Lender On Deed of Trust):** CANVAS CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Debra L. Yeager AND Maurice L Griffie

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 25-034966 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From August 13, 2025 Through August 19, 2025

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**Foreclosure Number:** 0479-2025

**NED Date:** 08/19/2025 **Reception #:** E5058889  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 01/30/2024 **Recording Date:** 02/06/2024 **Reception #:** E4006923  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 3, AURORA HIGHLANDS FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 18395 East Mexico Place, Aurora, CO 80017

**Original Note Amt:** \$64,300.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$29,814.81 **As Of:** 08/06/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Virginia Nell Graham  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Virginia Nell Graham

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 25-035255 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0480-2025

**NED Date:** 08/19/2025 **Reception #:** E5058850  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 04/19/2022 **Recording Date:** 05/02/2022 **Reception #:** E2048499  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 8, PARK VIEW ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 436 Scranton St, Aurora, CO 80011

**Original Note Amt:** \$75,000.00 **LoanType:** HELOC **Interest Rate:**  
**Current Amount:** \$73,669.07 **As Of:** 08/07/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Sooper Credit Union  
**Current Owner:** Karen Kelly  
**Grantee (Lender On Deed of Trust):** Sooper Credit Union  
**Grantor (Borrower On Deed of Trust):** Karen Kelly

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

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



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From August 13, 2025 Through August 19, 2025

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**Foreclosure Number:** 0481-2025

**NED Date:** 08/19/2025 **Reception #:** E5058894  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 09/07/2022 **Recording Date:** 09/28/2022 **Reception #:** E2098878  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 1 BLOCK 2, TRADITIONS SUBDIVISION FILING NO. 8, RECORDED DECEMBER 22, 2017 AT RECEPTION NO. D7144473, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 25508 E Archer Place, Aurora, CO 80018

**Original Note Amt:** \$25,000.00 **LoanType:** CONV **Interest Rate:**  
**Current Amount:** \$23,432.61 **As Of:** 07/25/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** John R Herbert  
**Grantee (Lender On Deed of Trust):** PNC Bank, National Association  
**Grantor (Borrower On Deed of Trust):** John R Herbert, unmarried man

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.

**Attorney File Number:** CO250055 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

**Foreclosure Number:** 0482-2025

**NED Date:** 08/19/2025 **Reception #:** E5058898  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 01/03/2020 **Recording Date:** 01/06/2020 **Reception #:** E0001702  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 1973-13-3-21-082

**Address:** 12223 E Ford Ave, Aurora, CO 80012

**Original Note Amt:** \$220,400.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$201,310.67 **As Of:** 08/11/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Christina Magallanes, Nelson Jesus Holguin, Eva J. Holguin  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Christina Magallanes AND Nelson Jesus Holguin

**Publication:** Sentinel Colorado **First Publication Date:** 10/23/2025  
**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** 25-035464 **Phone:** (303)706-9990 **Fax:** (303)706-9994