

# Notices of Election and Demand Filed in Arapahoe County

From July 30, 2025 Through August 05, 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:** 0431-2025

<b>NED Date:</b>	08/05/2025	<b>Reception #:</b>	E5055670		
<b>Original Sale Date:</b>	12/03/2025				
<b>Deed of Trust Date:</b>	04/24/2003	<b>Recording Date:</b>	05/23/2003	<b>Reception #:</b>	B3112467
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 1, BLOCK 2, STONE RIDGE PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 15603 East Bails Drive, Aurora, CO 80017

<b>Original Note Amt:</b>	\$119,028.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$111,838.66	<b>As Of:</b>	07/17/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Bank of America, N.A.
<b>Current Owner:</b>	Melissa A. Meyer, John C. Meyer Jr
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Mortgage Network, Inc., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Melissa A. Meyer, John C. Meyer Jr

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/09/2025
		<b>Last Publication Date:</b>	11/06/2025

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

<b>Attorney File Number:</b>	CO-25-1019226-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(866)894-7369
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**Foreclosure Number:** 0432-2025

<b>NED Date:</b>	08/05/2025	<b>Reception #:</b>	E5055680		
<b>Original Sale Date:</b>	12/03/2025				
<b>Deed of Trust Date:</b>	02/27/2006	<b>Recording Date:</b>	03/06/2006	<b>Reception #:</b>	B6035523
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 4, BLOCK 12, MURPHY CREEK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL ID NUMBER: 197719117004

**Address:** 24701 EAST WYOMING CIRCLE, AURORA, CO 80018

<b>Original Note Amt:</b>	\$180,333.00	<b>LoanType:</b>	Conventional	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$106,638.32	<b>As Of:</b>	07/18/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QA3
<b>Current Owner:</b>	Caroline J. McNeill AND Lance A. McNeill
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Caroline J. McNeill AND Lance A. McNeill

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/09/2025
		<b>Last Publication Date:</b>	11/06/2025

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

<b>Attorney File Number:</b>	20-024099	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** 0435-2025

**NED Date:** 08/05/2025 **Reception #:** E5055684  
**Original Sale Date:** 12/03/2025  
**Deed of Trust Date:** 10/20/2022 **Recording Date:** 10/25/2022 **Reception #:** E2106301  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 6, VILLAGE EAST - UNIT 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
A.P.N.: 031194199

**Address:** 11919 East Arizona Avenue, Aurora, CO 80012

**Original Note Amt:** \$448,005.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$434,556.73 **As Of:** 07/21/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Devon Hohn  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Devon Hohn

**Publication:** Sentinel Colorado **First Publication Date:** 10/09/2025  
**Last Publication Date:** 11/06/2025

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

**Attorney File Number:** 23-031561 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0436-2025

**NED Date:** 08/05/2025 **Reception #:** E5055672  
**Original Sale Date:** 12/03/2025  
**Deed of Trust Date:** 10/27/2016 **Recording Date:** 10/28/2016 **Reception #:** D6124057  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Please see attached Exhibit A

**Address:** 2028 S Flanders Way, Aurora, CO 80013

**Original Note Amt:** \$190,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$220,422.70 **As Of:** 07/18/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC BANK, NATIONAL ASSOCIATION  
**Current Owner:** Julie G Burdick  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Fairway  
Independent Mortgage Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Julie G Burdick

**Publication:** Sentinel Colorado **First Publication Date:** 10/09/2025  
**Last Publication Date:** 11/06/2025

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

**Attorney File Number:** CO-25-1017807-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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**Foreclosure Number:** 0437-2025

**NED Date:** 08/05/2025 **Reception #:** E5055687  
**Original Sale Date:** 12/03/2025  
**Deed of Trust Date:** 04/02/2021 **Recording Date:** 04/14/2021 **Reception #:** E1061699  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, TOLLGATE CROSSING SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 5199 S Elk Street, Aurora, CO 80016

**Original Note Amt:** \$578,331.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$533,108.58 **As Of:** 07/21/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC  
**Current Owner:** Raymond Joe Goebel  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Raymond Joe Goebel

**Publication:** Sentinel Colorado **First Publication Date:** 10/09/2025  
**Last Publication Date:** 11/06/2025

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

**Attorney File Number:** CO-25-1016839-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0438-2025

**NED Date:** 08/05/2025 **Reception #:** E5055690  
**Original Sale Date:** 12/03/2025  
**Deed of Trust Date:** 05/09/2023 **Recording Date:** 05/11/2023 **Reception #:** E3031505  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 127, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN#: 1973-14-4-28-127

**Address:** 11917 E Ford Drive, Aurora, CO 80012

**Original Note Amt:** \$278,856.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$216,619.58 **As Of:** 07/22/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Ulises Guerrero Olmos  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Ulises Guerrero Olmos

**Publication:** Sentinel Colorado **First Publication Date:** 10/09/2025  
**Last Publication Date:** 11/06/2025

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

**Attorney File Number:** 24-032542 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** 0439-2025

<b>NED Date:</b>	08/05/2025	<b>Reception #:</b>	E5055692		
<b>Original Sale Date:</b>	12/03/2025				
<b>Deed of Trust Date:</b>	09/26/2023	<b>Recording Date:</b>	10/03/2023	<b>Reception #:</b>	E3067947
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 39, Cherry Creek Country Club, Filing No. 2, County of Arapahoe, State of Colorado.

**Address:** 8902 E Wesley Dr, Denver, CO 80231

<b>Original Note Amt:</b>	\$2,000,000.00	<b>LoanType:</b>	CONV	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$1,985,838.54	<b>As Of:</b>	07/23/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-4, Mortgage-Backed Certificates, Series 2024-4
<b>Current Owner:</b>	James Norman Loveridge
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Angel Oak Mortgage Solutions LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	James Norman Loveridge

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/09/2025
		<b>Last Publication Date:</b>	11/06/2025

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

<b>Attorney File Number:</b>	CO24981	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0440-2025

<b>NED Date:</b>	08/05/2025	<b>Reception #:</b>	E5055673		
<b>Original Sale Date:</b>	12/03/2025				
<b>Deed of Trust Date:</b>	01/28/2008	<b>Recording Date:</b>	02/07/2008	<b>Reception #:</b>	B8015665
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 28, BLOCK 2, MURPHY CREEK SUBDIVISION FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 23552 East Alabama Drive, Aurora, CO 80018-3036

<b>Original Note Amt:</b>	\$263,700.00	<b>LoanType:</b>	Conventional Residential	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$237,987.68	<b>As Of:</b>	07/22/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Metropolitan Life Insurance Company
<b>Current Owner:</b>	Nanhe C. Leadens, Joseph M. Leadens
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for CitiMortgage, Inc., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Nanhe C. Leadens, Joseph M. Leadens

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/09/2025
		<b>Last Publication Date:</b>	11/06/2025

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

<b>Attorney File Number:</b>	CO-25-1017810-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(866)894-7369
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**Foreclosure Number:** 0441-2025

**NED Date:** 08/05/2025

**Reception #:** E5055695

**Original Sale Date:** 12/03/2025

**Deed of Trust Date:** 08/31/2021

**Recording Date:** 08/31/2021

**Reception #:** E1136046

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 8 AND 9, BLOCK 3, LEELAND HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4724 S Fox Street, Englewood, CO 80110

**Original Note Amt:** \$358,388.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$251,021.94

**As Of:** 07/14/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Data Mortgage, Inc. DBA Essex Mortgage

**Current Owner:** Brian Mahler

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nations Lending Corporation, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Brian Mahler

**Publication:** Littleton Independent

**First Publication Date:** 10/09/2025

**Last Publication Date:** 11/06/2025

**Attorney for Beneficiary:** IDEA Law Group

**Attorney File Number:** 48197869

**Phone:** (187)735-32146

**Fax:**