

Notices of Election and Demand Filed in Arapahoe County

From September 03, 2025 Through September 09, 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: 0514-2025

NED Date: 09/05/2025 **Reception #:** E5063653
Original Sale Date: 01/07/2026
Deed of Trust Date: 05/31/2019 **Recording Date:** 06/03/2019 **Reception #:** D9051420
Re-Recording Date **Re-Recorded #:**

Legal: LOT 116 BLOCK 2 SUNSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 1975-20-3-23-116

Address: 1612 S Idalia Circle, B, Aurora, CO 80017

Original Note Amt: \$203,250.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$183,392.48 **As Of:** 08/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kathren Laushman AND Thomas Laushman
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) Kathren Laushman AND Thomas Laushman

Publication: Sentinel Colorado **First Publication Date:** 11/13/2025
Last Publication Date: 12/11/2025

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

Attorney File Number: 23-031074 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0515-2025

NED Date: 09/05/2025 **Reception #:** E5063643
Original Sale Date: 01/07/2026
Deed of Trust Date: 03/18/2016 **Recording Date:** 03/21/2016 **Reception #:** D6028299
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN#: 032610182

Address: 13744 East Lehigh Avenue, Unit A, Aurora, CO 80014

Original Note Amt: \$147,283.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$122,046.77 **As Of:** 08/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Evan I. Jones
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Evan I. Jones

Publication: Sentinel Colorado **First Publication Date:** 11/13/2025
Last Publication Date: 12/11/2025

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

Attorney File Number: 25-035513 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0516-2025

NED Date: 09/05/2025 **Reception #:** E5063649
Original Sale Date: 01/07/2026
Deed of Trust Date: 08/09/2024 **Recording Date:** 08/14/2024 **Reception #:** E4052432
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, PARK VIEW TERRACE, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 20948 E Berry Place, Centennial, CO 80015

Original Note Amt: \$672,592.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$669,870.56 **As Of:** 08/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Antonia Evelin Ramirez Espinosa
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage One Solutions, Inc., Its successors and assigns
Grantor (Borrower On Deed of Trust) Antonia Evelin Ramirez Espinosa

Publication: Sentinel Colorado **First Publication Date:** 11/13/2025
Last Publication Date: 12/11/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25292 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0517-2025

NED Date: 09/05/2025 **Reception #:** E5063656
Original Sale Date: 01/07/2026
Deed of Trust Date: 12/01/2021 **Recording Date:** 12/07/2021 **Reception #:** E1185093
Re-Recording Date **Re-Recorded #:**

Legal: LOT 118, BLOCK 4, SOUTHCREEK SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 16556 EAST PHILLIPS LANE, ENGLEWOOD, CO 80112

Original Note Amt: \$430,370.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$402,118.19 **As Of:** 08/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: BRIAN LEONETTI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) BRIAN LEONETTI

Publication: Littleton Independent **First Publication Date:** 11/13/2025
Last Publication Date: 12/11/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1021862-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0518-2025

NED Date: 09/09/2025 **Reception #:** E5064480
Original Sale Date: 01/07/2026
Deed of Trust Date: 07/15/2022 **Recording Date:** 07/18/2022 **Reception #:** E2076651
Re-Recording Date **Re-Recorded #:**

Legal: LOT 82, BLOCK 1, THE HILLS AT PINEY CREEK FILING NO. 3-A, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 18450 E POWERS PLACE, CENTENNIAL, CO 80015

Original Note Amt: \$869,550.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$842,631.59 **As Of:** 08/25/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): GUILD MORTGAGE COMPANY LLC
Current Owner: COURTNEY LYNNE MCNEILLY AND KYLE TAYLOR MCNEILLY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
GUILD MORTGAGE COMPANY LLC A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) COURTNEY LYNNE MCNEILLY AND KYLE TAYLOR MCNEILLY

Publication: Sentinel Colorado **First Publication Date:** 11/13/2025
Last Publication Date: 12/11/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1020641-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0519-2025

NED Date: 09/09/2025 **Reception #:** E5064486
Original Sale Date: 01/07/2026
Deed of Trust Date: 12/29/2020 **Recording Date:** 12/30/2020 **Reception #:** E0184084
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 5, AURORA HIGHLANDS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN# 1975-21-4-09-019

Address: 1849 South Truckee Way, Aurora, CO 80017

Original Note Amt: \$235,200.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$213,965.99 **As Of:** 08/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: Desiree W Frederick AND Eric V Frederick
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust) Desiree W Frederick AND Eric V Frederick

Publication: Sentinel Colorado **First Publication Date:** 11/13/2025
Last Publication Date: 12/11/2025

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

Attorney File Number: 25-035349 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0520-2025

NED Date:	09/09/2025	Reception #:	E5064481		
Original Sale Date:	01/07/2026				
Deed of Trust Date:	08/11/2021	Recording Date:	08/12/2021	Reception #:	E1126273
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 2120 SOUTH VAUGHN WAY UNIT 304F, Aurora, CO 80014

Original Note Amt:	\$225,834.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$153,663.32	As Of:	08/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING
Current Owner:	Larry L Gordon
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Larry L Gordon

Publication:	Sentinel Colorado	First Publication Date:	11/13/2025
		Last Publication Date:	12/11/2025

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

Attorney File Number:	25-035366	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0521-2025

NED Date:	09/09/2025	Reception #:	E5064482		
Original Sale Date:	01/07/2026				
Deed of Trust Date:	08/06/2024	Recording Date:	08/08/2024	Reception #:	E4050454
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 6, Block 2, Cedarage Addition, County of Arapahoe, State of Colorado

Address: 5462 South Cedar Street, Littleton, CO 80120

Original Note Amt:	\$59,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$59,000.00	As Of:	08/15/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	South Woods Financial, LLC
Current Owner:	Carl William Fuhri, III
Grantee (Lender On Deed of Trust):	South Woods Financial, LLC
Grantor (Borrower On Deed of Trust)	Carl William Fuhri, III

Publication:	Littleton Independent	First Publication Date:	11/13/2025
		Last Publication Date:	12/11/2025

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney File Number:	03351.0027	Phone:	(303) 33-39810	Fax:	(303) 33-39786
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Foreclosure Number: 0523-2025

NED Date:	09/09/2025	Reception #:	E5064485	
Original Sale Date:	01/07/2026			
Deed of Trust Date:	02/24/2017	Recording Date:	02/28/2017	Reception #: D7023573
		Re-Recording Date		Re-Recorded #:

Legal: LOT 2, BLOCK 2, PARKVIEW MEADOWS FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 5340 S JEBEL WAY, CENTENNIAL, CO 80015-5202

Original Note Amt:	\$354,050.00	LoanType:	Unknown	Interest Rate:	
Current Amount:	\$310,519.93	As Of:	08/26/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	TRAVIS J SCOTT AND KINA SCOTT
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COLORADO HOME MORTGAGES INC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	TRAVIS J SCOTT AND KINA SCOTT

Publication:	Sentinel Colorado	First Publication Date:	11/13/2025
		Last Publication Date:	12/11/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1019846-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0524-2025

NED Date:	09/09/2025	Reception #:	E5064487	
Original Sale Date:	01/07/2026			
Deed of Trust Date:	05/16/2003	Recording Date:	06/12/2003	Reception #: B3126224
		Re-Recording Date		Re-Recorded #:

Legal: LOT 109, GREEN OAKS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2002 Green Oaks Ln, Greenwood Village, CO 80121

Original Note Amt:	\$75,000.00	LoanType:	Conventional Residential	Interest Rate:	
Current Amount:	\$179,631.78	As Of:	08/27/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wells Fargo Bank, N.A.
Current Owner:	John O. Martin, Melissa L. Martin
Grantee (Lender On Deed of Trust):	Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust)	John O. Martin, Melissa L. Martin

Publication:	Littleton Independent	First Publication Date:	11/13/2025
		Last Publication Date:	12/11/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1022259-JH	Phone:	(877)369-6122	Fax:	(866)894-7369
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