

# Notices of Election and Demand Filed in Arapahoe County

From August 27, 2025 Through September 02, 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:** 0497-2025

**NED Date:** 08/29/2025 **Reception #:** E5061779  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 10/16/2020 **Recording Date:** 10/23/2020 **Reception #:** E0144942  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 38, BLOCK 11, MEADOWOOD FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 031499038

**Address:** 2852 S Olathe Ct, Aurora, CO 80013

**Original Note Amt:** \$343,660.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$312,162.69 **As Of:** 08/18/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Christopher James Bodeman  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Christopher James Bodeman

**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:** 25-035520 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0498-2025

**NED Date:** 08/29/2025 **Reception #:** E5061781  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 12/20/2019 **Recording Date:** 12/23/2019 **Reception #:** D9141006  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** Lot 10, Block 7, Copperleaf Filing No. 15, County of Arapahoe, State of Colorado

**Address:** 4481 South Ukraine Court, Aurora, CO 80015

**Original Note Amt:** \$490,943.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$438,842.76 **As Of:** 08/18/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Esmeralda Mora and Cyneathia Zalal  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage  
Company, Ltd., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Esmeralda Mora and Cyneathia Zalal

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

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

**Attorney File Number:** CO22811 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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**Foreclosure Number:** 0499-2025

**NED Date:** 08/29/2025 **Reception #:** E5061792  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 03/19/2022 **Recording Date:** 03/28/2022 **Reception #:** E2034349  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 12, WILLOW TRACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 20333 E Layton Lane, Aurora, CO 80015

**Original Note Amt:** \$254,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$240,910.09 **As Of:** 08/18/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.  
**Current Owner:** Solomon Seyoum  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for M2 Lending Solutions, LLC,  
Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Solomon Seyoum

**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-25-1020166-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0500-2025

**NED Date:** 08/29/2025 **Reception #:** E5061782  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 07/18/2011 **Recording Date:** 08/04/2011 **Reception #:** D1074189  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 3, MURPHY CREEK FILING NO. 14, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1100 SOUTH COOLIDGE CIRCLE, AURORA, CO 80018-6105

**Original Note Amt:** \$204,676.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$161,742.71 **As Of:** 08/19/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** CHARMAGNE SEALEY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
FRANKLIN AMERICAN MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust)** CHARMAGNE SEALEY

**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:** 00000010406544 **Phone:** (303)350-3711 **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From August 27, 2025 Through September 02, 2025

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**Foreclosure Number:** 0501-2025

<b>NED Date:</b>	08/29/2025	<b>Reception #:</b>	E5061791	
<b>Original Sale Date:</b>	12/17/2025			
<b>Deed of Trust Date:</b>	09/21/2018	<b>Recording Date:</b>	09/26/2018	<b>Reception #:</b> D8095650
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** Lot 23, Block 4, Lakeview Terrace Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

**Address:** 4553 S Richfield St, Aurora, CO 80015

<b>Original Note Amt:</b>	\$273,300.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$244,192.01	<b>As Of:</b>	08/19/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Nationstar Mortgage LLC
<b>Current Owner:</b>	Shelby Gasner and Jennifer Gasner
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Shelby Gasner and Jennifer Gasner

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/23/2025
		<b>Last Publication Date:</b>	11/20/2025

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

<b>Attorney File Number:</b>	CO22297	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0502-2025

<b>NED Date:</b>	08/29/2025	<b>Reception #:</b>	E5061784	
<b>Original Sale Date:</b>	12/17/2025			
<b>Deed of Trust Date:</b>	04/25/2024	<b>Recording Date:</b>	05/01/2024	<b>Reception #:</b> E4026213
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 2, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 28418 EAST 8TH PL, WATKINS, CO 80137

<b>Original Note Amt:</b>	\$509,090.00	<b>LoanType:</b>	VA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$504,062.90	<b>As Of:</b>	08/19/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	LAKEVIEW LOAN SERVICING, LLC
<b>Current Owner:</b>	BRIANNA D WILLIAMS AND LEON L WILLIAMS
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAKEVIEW COMMUNITY CAPITAL, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	BRIANNA D. WILLIAMS AND LEON L. WILLIAMS

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	10/23/2025
		<b>Last Publication Date:</b>	11/20/2025

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

<b>Attorney File Number:</b>	00000010559003	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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# Notices of Election and Demand Filed in Arapahoe County

From August 27, 2025 Through September 02, 2025

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**Foreclosure Number:** 0503-2025

**NED Date:** 08/29/2025 **Reception #:** E5061783  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 08/07/2019 **Recording Date:** 08/09/2019 **Reception #:** D9080645  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 12, KINGSBOROUGH KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 16514 East Wyoming Drive, Aurora, CO 80017

**Original Note Amt:** \$318,060.00 **LoanType:** Conventional Residential **Interest Rate:**  
**Current Amount:** \$285,780.74 **As Of:** 08/19/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Laura E Chacon Ruiz  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Paramount Residential Mortgage Group, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Laura E Chacon Ruiz

**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-25-1020696-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0504-2025

**NED Date:** 08/29/2025 **Reception #:** E5061795  
**Original Sale Date:** 12/17/2025  
**Deed of Trust Date:** 10/06/2022 **Recording Date:** 10/11/2022 **Reception #:** E2102163  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN/PARCEL ID: 1975-07-2-08-100

**Address:** 14497 E 1st Dr Apt A10, Aurora, CO 80011

**Original Note Amt:** \$189,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$185,641.39 **As Of:** 08/20/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Joni Cordova  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Cherry Creek Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Joni Cordova

**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:** 24-033159 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** 0505-2025

**NED Date:** 08/29/2025 **Reception #:** E5061789  
**Original Sale Date:** 12/31/2025  
**Deed of Trust Date:** 08/07/2017 **Recording Date:** 08/14/2017 **Reception #:** D7092501  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 8, Block 2, Chaddsford Village Subdivision, Filing No. 1, County of Arapahoe, State of Colorado.

**Address:** 13135 E Idaho Pl., Aurora, CO 80012-4336

**Original Note Amt:** \$271,000.00 **LoanType:** FHLMC **Interest Rate:**  
**Current Amount:** \$233,466.57 **As Of:** 12/18/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** TH MSR Holdings, LLC  
**Current Owner:** Patrick Grafner  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for MAC5 Mortgage Inc.  
**Grantor (Borrower On Deed of Trust)** Patrick Grafner

**Publication:** Sentinel Colorado **First Publication Date:** 11/06/2025  
**Last Publication Date:** 12/04/2025

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

**Attorney File Number:** CO240098 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

**Foreclosure Number:** 0506-2025

**NED Date:** 08/29/2025 **Reception #:** E5061788  
**Original Sale Date:** 12/31/2025  
**Deed of Trust Date:** 07/29/2022 **Recording Date:** 08/04/2022 **Reception #:** E2082548  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO 13, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 3858 S Gibraltar Street, Aurora, CO 80013

**Original Note Amt:** \$295,000.00 **LoanType:** Conventional Residential **Interest Rate:**  
**Current Amount:** \$323,176.39 **As Of:** 08/20/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Amerihome Mortgage Company, LLC  
**Current Owner:** Zelfia Alvarez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Paramount Residential Mortgage Group, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Zelfia Alvarez

**Publication:** Sentinel Colorado **First Publication Date:** 11/06/2025  
**Last Publication Date:** 12/04/2025

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

**Attorney File Number:** CO-25-1022055-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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From August 27, 2025 Through September 02, 2025

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**Foreclosure Number:** 0507-2025

**NED Date:** 08/29/2025 **Reception #:** E5061793  
**Original Sale Date:** 12/31/2025  
**Deed of Trust Date:** 04/21/2009 **Recording Date:** 05/04/2009 **Reception #:** B9045250  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 1, VILLAGE EAST UNIT 3, 1ST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 1485 S. KINGSTON STREET, AURORA, CO 80012

**Original Note Amt:** \$195,395.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$130,807.02 **As Of:** 08/21/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** GREGORY NELSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FCF SERVICES INC. DBA FIRST CHOICE FINANCIAL SERVICES INC.  
**Grantor (Borrower On Deed of Trust):** GREGORY NELSON

**Publication:** Sentinel Colorado **First Publication Date:** 11/06/2025  
**Last Publication Date:** 12/04/2025  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010556801 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** 0508-2025

**NED Date:** 08/29/2025 **Reception #:** E5061794  
**Original Sale Date:** 12/31/2025  
**Deed of Trust Date:** 10/08/2021 **Recording Date:** 10/15/2021 **Reception #:** E1157241  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 112, Block 1, Highland View II, County of Arapahoe, State of Colorado.

**Address:** 8181 S Fillmore Cir., Centennial, CO 80122-3432

**Original Note Amt:** \$175,000.00 **LoanType:** FHLMC **Interest Rate:**  
**Current Amount:** \$163,746.20 **As Of:** 08/12/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Regions Bank dba Regions Mortgage  
**Current Owner:** Raleigh Walsh  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Universal Lending Corporation  
**Grantor (Borrower On Deed of Trust):** Raleigh Walsh

**Publication:** Littleton Independent **First Publication Date:** 11/06/2025  
**Last Publication Date:** 12/04/2025  
**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.  
**Attorney File Number:** CO250058 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

# Notices of Election and Demand Filed in Arapahoe County

From August 27, 2025 Through September 02, 2025

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**Foreclosure Number:** 0509-2025

<b>NED Date:</b>	08/29/2025	<b>Reception #:</b>	E5061798		
<b>Original Sale Date:</b>	12/31/2025				
<b>Deed of Trust Date:</b>	04/22/2022	<b>Recording Date:</b>	04/25/2022	<b>Reception #:</b>	E2045856
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** SEE EXHIBIT "A" attached hereto

**Address:** 6354 South Lafayette Place, Centennial, CO 80121

<b>Original Note Amt:</b>	\$400,000.00	<b>LoanType:</b>	Note	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$380,125.00	<b>As Of:</b>	07/22/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Power Credit Union
<b>Current Owner:</b>	Brooke A. Ricken and Christian A. Ricken
<b>Grantee (Lender On Deed of Trust):</b>	Pivot Lending Group
<b>Grantor (Borrower On Deed of Trust)</b>	Brooke A. Ricken and Christian A. Ricken

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	11/06/2025
		<b>Last Publication Date:</b>	12/04/2025

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

<b>Attorney File Number:</b>	Power v. Ricken	<b>Phone:</b>	(303)758-6601	<b>Fax:</b>	(303)758-6540
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**Foreclosure Number:** 0510-2025

<b>NED Date:</b>	08/29/2025	<b>Reception #:</b>	E5061801		
<b>Original Sale Date:</b>	12/31/2025				
<b>Deed of Trust Date:</b>	08/08/2024	<b>Recording Date:</b>	08/12/2024	<b>Reception #:</b>	E4051267
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 5, Block 7, AURORA HILLS FILING NO. EIGHT, County of Arapahoe, State of Colorado

**Address:** 12161 East Center Drive, Aurora, CO 80012

<b>Original Note Amt:</b>	\$272,400.00	<b>LoanType:</b>	commercial	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$271,680.52	<b>As Of:</b>	08/05/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-5
<b>Current Owner:</b>	Melanie Armor
<b>Grantee (Lender On Deed of Trust):</b>	Velocity Commercial Capital, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	Melanie Armor

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	11/06/2025
		<b>Last Publication Date:</b>	12/04/2025

**Attorney for Beneficiary:** Murr Siler Eckels Delaney, PC

<b>Attorney File Number:</b>	8407.021	<b>Phone:</b>	(303)534-2277	<b>Fax:</b>	(303)534-1313
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# Notices of Election and Demand Filed in Arapahoe County

From August 27, 2025 Through September 02, 2025

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**Foreclosure Number:** 0511-2025

**NED Date:** 08/29/2025 **Reception #:** E5061799  
**Original Sale Date:** 12/31/2025  
**Deed of Trust Date:** 12/27/2023 **Recording Date:** 12/28/2023 **Reception #:** E3085720  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 12, HARMONY SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2021 UNDER RECEPTION NO. E1057263.

**Address:** 101 S URIAH ST, AURORA, CO 80018

**Original Note Amt:** \$430,000.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$422,973.87 **As Of:** 08/21/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** JEREMY CLAYTON TIMSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
HOMEAMERICAN MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** JEREMY CLAYTON TIMSON

**Publication:** Sentinel Colorado **First Publication Date:** 11/06/2025  
**Last Publication Date:** 12/04/2025  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010561066 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** 0512-2025

**NED Date:** 08/29/2025 **Reception #:** E5061790  
**Original Sale Date:** 12/31/2025  
**Deed of Trust Date:** 10/21/2019 **Recording Date:** 10/25/2019 **Reception #:** D9115354  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 42 BLOCK 8, SUMMER BREEZE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 3820 S URAVAN ST, AURORA, CO 80013

**Original Note Amt:** \$344,211.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$306,155.33 **As Of:** 08/21/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** ALBERT J GRANT AND SARA M GRANT  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS  
**Grantor (Borrower On Deed of Trust)** ALBERT J GRANT AND SARA M GRANT

**Publication:** Sentinel Colorado **First Publication Date:** 11/06/2025  
**Last Publication Date:** 12/04/2025  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010561108 **Phone:** (303)350-3711 **Fax:** (303)813-1107



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**Foreclosure Number:** 0513-2025

**NED Date:** 08/29/2025

**Reception #:** E5061800

**Original Sale Date:** 12/31/2025

**Deed of Trust Date:** 08/03/2022

**Recording Date:** 08/04/2022

**Reception #:** E2082613

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1973-21-1-05-197

**Address:** 1306 S Parker Rd Unit 297, Denver, CO 80231

**Original Note Amt:** \$169,100.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$164,058.08

**As Of:** 08/21/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Preston Young Beard Cary

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Preston Young Beard Cary

**Publication:** Sentinel Colorado

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

**Last Publication Date:** 12/04/2025

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

**Attorney File Number:** 25-034459

**Phone:** (303)706-9990

**Fax:** (303)706-9994