

Notices of Election and Demand Filed in Arapahoe County

From January 24, 2024 Through January 30, 2024

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: 0038-2024

NED Date: 01/26/2024 **Reception #:** E4004672
Original Sale Date: 05/22/2024
Deed of Trust Date: 02/24/2004 **Recording Date:** 04/15/2004 **Reception #:** B4067632
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 7, ABERDEEN VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6195 S LONGVIEW ST, LITTLETON, CO 80120

Original Note Amt: \$250,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$116,099.82 **As Of:** 01/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for MORGAN STANLEY MORTGAGE LOAN TRUST 2004-5AR, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-5AR
Current Owner: PATRICIA J ORR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.
Grantor (Borrower On Deed of Trust) PATRICIA J ORR

Publication: Littleton Independent **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010020816 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0039-2024

NED Date: 01/26/2024 **Reception #:** E4004676
Original Sale Date: 05/22/2024
Deed of Trust Date: 07/22/2019 **Recording Date:** 07/23/2019 **Reception #:** D9072670
Re-Recording Date **Re-Recorded #:**

Legal: LOT 26, BLOCK 5, SUMMER VALLEY SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4241 South Quintero Way, Aurora, CO 80013

Original Note Amt: \$335,805.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$312,880.29 **As Of:** 01/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Citizens Bank, N.A.
Current Owner: Fortunato Molina Pacheco and Heidi Sanchez Quintana
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Fortunato Molina Pacheco and Heidi Sanchez Quintana

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO22750 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0040-2024

NED Date: 01/26/2024 **Reception #:** E4004674
Original Sale Date: 05/22/2024
Deed of Trust Date: 01/15/2019 **Recording Date:** 01/15/2019 **Reception #:** D9004418
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 9, KINGSBOROUGH SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19156 EAST ARIZONA PLACE, AURORA, CO 80017

Original Note Amt: \$317,149.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$295,044.42 **As Of:** 01/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: HERMAN K. MOSS AND EVELYN A. CURTIS
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): HERMAN K. MOSS AND EVELYN A. CURTIS

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027963 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0041-2024

NED Date: 01/26/2024 **Reception #:** E4004673
Original Sale Date: 05/22/2024
Deed of Trust Date: 11/25/2020 **Recording Date:** 12/03/2020 **Reception #:** E0168242
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, AURORA HILLS, FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197314108029

Address: 11778 E Alaska Ave, Aurora, CO 80012

Original Note Amt: \$402,573.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$379,882.32 **As Of:** 01/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Cara L Minney
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): Cara L Minney

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-028052 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0044-2024

NED Date: 01/26/2024 **Reception #:** E4004677
Original Sale Date: 05/22/2024
Deed of Trust Date: 07/22/2022 **Recording Date:** 07/28/2022 **Reception #:** E2079902
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 30, BLOCK 4, STONE RIDGE PARK SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1755 South Memphis Street, Aurora, CO 80017-5103

Original Note Amt: \$56,000.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$56,000.00 **As Of:** 01/22/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Quorum Federal Credit Union
Current Owner: Priscilla Perez
Grantee (Lender On Deed of Trust): Quorum Federal Credit Union, a Federal Credit Union
Grantor (Borrower On Deed of Trust): Priscilla Perez

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-24-973569-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0046-2024

NED Date: 01/26/2024 **Reception #:** E4004678
Original Sale Date: 05/22/2024
Deed of Trust Date: 04/30/2020 **Recording Date:** 05/04/2020 **Reception #:** E0052815
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 17408 E Rice Circle Unit C, Aurora, CO 80015

Original Note Amt: \$252,835.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$237,994.54 **As Of:** 01/22/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Christopher Schimmer
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): Christopher Schimmer

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-031671 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0047-2024

NED Date: 01/26/2024 **Reception #:** E4004679
Original Sale Date: 05/22/2024
Deed of Trust Date: 07/08/2005 **Recording Date:** 07/19/2005 **Reception #:** B5106354
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, OXFORD HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4180 S JASON ST, ENGLEWOOD, CO 80110

Original Note Amt: \$33,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$10,601.94 **As Of:** 01/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FIRST CITIZENS BANK & TRUST COMPANY
Current Owner: JANETTE M. BIRMINGHAM
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GB HOME EQUITY, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JANETTE M. BIRMINGHAM

Publication: Littleton Independent **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027118 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0048-2024

NED Date: 01/30/2024 **Reception #:** E4005227
Original Sale Date: 05/22/2024
Deed of Trust Date: 04/12/2004 **Recording Date:** 04/19/2004 **Reception #:** B4068989
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A.

Address: 15087 E Louisiana Dr., Aurora, CO 80012

Original Note Amt: \$86,500.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$29,222.97 **As Of:** 01/25/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Kathleen M McGee
Grantee (Lender On Deed of Trust): World Savings Bank, FSB
Grantor (Borrower On Deed of Trust) Kathleen M McGee

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-23-971870-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0049-2024

NED Date: 01/30/2024 **Reception #:** E4005229
Original Sale Date: 05/22/2024
Deed of Trust Date: 06/16/2015 **Recording Date:** 06/17/2015 **Reception #:** D5063875
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 8, WHEATLANDS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6523 S Irvington Way, Aurora, CO 80016

Original Note Amt: \$387,845.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$312,914.73 **As Of:** 01/24/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Philavan Nyok Senethong
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Home Lending, Inc.
Grantor (Borrower On Deed of Trust): Philavan Nyok Senethong

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 24CO00036-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0050-2024

NED Date: 01/30/2024 **Reception #:** E4005236
Original Sale Date: 05/22/2024
Deed of Trust Date: 03/08/2002 **Recording Date:** 03/25/2002 **Reception #:** B2055519
Re-Recording Date: **Re-Recorded #:**

Legal: NORTH 57.5 FEET OF LOT 19, BLOCK 11, HILLSIDE ADDITION TO AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1191 NORTH GENEVA STREET, AURORA, CO 80010

Original Note Amt: \$153,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$131,343.69 **As Of:** 01/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): ADVANTAGE HOMES LIMITED LIABILITY COMPANY
Current Owner: Laura Jean Jackson McGee
Grantee (Lender On Deed of Trust): GEORGE T. DEVERS AND ANNA L. DEVERS
Grantor (Borrower On Deed of Trust): Laura Jean Jackson McGee

Publication: Sentinel Colorado **First Publication Date:** 03/28/2024
Last Publication Date: 04/25/2024
Attorney for Beneficiary: Murr Siler & Accomazzo, P.C.
Attorney File Number: 8755.004 **Phone:** (303)534-2277 **Fax:** (303)534-1313

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Foreclosure Number: 0051-2024

NED Date: 01/30/2024

Reception #: E4005228

Original Sale Date: 05/22/2024

Deed of Trust Date: 03/10/2022

Recording Date: 03/16/2022

Reception #: E2029930

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 1975-22-2-64-003

Address: 1461 S Danube Way Unit 103, Aurora, CO 80017

Original Note Amt: \$315,250.00

LoanType: Unknown

Interest Rate:

Current Amount: \$308,214.37

As Of: 01/25/2024

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Omar Rodriguez, Jr.
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)	Omar Rodriguez, Jr.

Publication: Sentinel Colorado

First Publication Date: 03/28/2024

Last Publication Date: 04/25/2024

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

Attorney File Number: 24-031682

Phone: (303)706-9990

Fax: (303)706-9994