

Notices of Election and Demand Filed in Arapahoe County

From February 07, 2024 Through February 13, 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: 0278-2022 **Restarted**

NED Date: 02/09/2024 **Reception #:** E4007740
Original Sale Date: 06/12/2024
Deed of Trust Date: 09/24/2018 **Recording Date:** 09/25/2018 **Reception #:** D8095342
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 6, AURORA KNOLLS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 1975-28-1-05-023

Address: 18178 E Asbury Pl, Aurora, CO 80013-1316

Original Note Amt: \$333,841.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$317,854.96 **As Of:** 05/16/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Isaac H Moore AND Rachael Y Randle
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) Isaac H Moore AND Rachael Y Randle

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027509 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0070-2024

NED Date: 02/09/2024 **Reception #:** E4007742
Original Sale Date: 06/12/2024
Deed of Trust Date: 08/26/2021 **Recording Date:** 09/02/2021 **Reception #:** E1137939
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 14590 E 2ND AVE UNIT B-202, AURORA, CO 80011

Original Note Amt: \$91,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$87,613.91 **As Of:** 01/31/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: ANGELA M BELL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Grantor (Borrower On Deed of Trust) ANGELA M. BELL

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010036655 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0073-2024

NED Date: 02/09/2024 **Reception #:** E4007746
Original Sale Date: 06/12/2024
Deed of Trust Date: 08/09/2019 **Recording Date:** 08/14/2019 **Reception #:** D9082323
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 3444 S Eagle Street, Aurora, CO 80014

Original Note Amt: \$190,272.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$179,180.09 **As Of:** 02/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Navy Federal Credit Union
Current Owner: Justin Dante McGrew
Grantee (Lender On Deed of Trust): Navy Federal Credit Union
Grantor (Borrower On Deed of Trust): Justin Dante McGrew

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.
Attorney File Number: CO240002 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: 0074-2024

NED Date: 02/09/2024 **Reception #:** E4007741
Original Sale Date: 06/12/2024
Deed of Trust Date: 10/13/2022 **Recording Date:** 10/17/2022 **Reception #:** E2103995
Re-Recording Date: **Re-Recorded #:**

Legal: THE FOLLOWING LEGALLY DESCRIBED PROPERTY LOCATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO: LOT 44, BLOCK 2, PARKVIEW SUBDIVISION FILING NO. 1

Address: 659 S. Norfolk Way, Aurora, CO 80017

Original Note Amt: \$90,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$88,434.58 **As Of:** 02/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BILLY R. BUNKER AND MARILYN K. BUNKER
Current Owner: David Karas
Grantee (Lender On Deed of Trust): Billy R. Bunker and Marilyn K. Bunker
Grantor (Borrower On Deed of Trust): David L. Karas

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-031719 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0075-2024

NED Date: 02/09/2024 **Reception #:** E4007744
Original Sale Date: 06/12/2024
Deed of Trust Date: 11/26/2018 **Recording Date:** 02/14/2019 **Reception #:** D9013002
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 33, HOFFMAN TOWN THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO; THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 18.

Address: 960 PEORIA ST, AURORA, CO 80011-6202

Original Note Amt: \$98,300.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$75,605.01 **As Of:** 02/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner: MELVA M MACALUSO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust) MELVA M. MACALUSO

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010029015 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0076-2024

NED Date: 02/13/2024 **Reception #:** E4008036
Original Sale Date: 06/12/2024
Deed of Trust Date: 03/19/2021 **Recording Date:** 03/29/2021 **Reception #:** E1051455
Re-Recording Date **Re-Recorded #:**

Legal: Lot 51, Block 2, Willow Trace Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

Address: 20456 E Layton Pl, Aurora, CO 80015-5461

Original Note Amt: \$332,471.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$313,078.29 **As Of:** 02/08/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: David Nava and Brandy Nava
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) David Nava and Brandy Nava

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22821 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0077-2024

NED Date: 02/13/2024 **Reception #:** E4008037
Original Sale Date: 06/12/2024
Deed of Trust Date: 07/17/2017 **Recording Date:** 07/19/2017 **Reception #:** D7081090
Re-Recording Date **Re-Recorded #:**

Legal: LOT 54, BLOCK 1, FOREST TRACE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6627 South Catawba Way, Aurora, CO 80016

Original Note Amt: \$424,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$378,422.84 **As Of:** 02/09/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Anthony Edward Costantino and Danielle Sabrina Costantino
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust): Anthony Edward Costantino and Danielle Sabrina Costantino

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22823 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0078-2024

NED Date: 02/13/2024 **Reception #:** E4008038
Original Sale Date: 06/12/2024
Deed of Trust Date: 09/26/2005 **Recording Date:** 10/07/2005 **Reception #:** B5151945
Re-Recording Date **Re-Recorded #:**

Legal: Lot 25, Block 10, AURORA HILLS, FILING NO. NINE, County of Arapahoe, State of Colorado.

Address: 13001 East Ohio Avenue, Aurora, CO 80012

Original Note Amt: \$150,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$86,051.45 **As Of:** 02/09/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Anh Thi Nguyen
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns
Grantor (Borrower On Deed of Trust): Anh Thi Nguyen

Publication: Sentinel Colorado **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO21844 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0079-2024

NED Date: 02/13/2024

Reception #: E4008039

Original Sale Date: 06/12/2024

Deed of Trust Date: 09/29/2017

Recording Date: 10/03/2017

Reception #: D7111841

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 1252 South Uvalda Street, Aurora, CO 80012

Original Note Amt: \$188,522.00

LoanType: FHA

Interest Rate:

Current Amount: \$166,197.86

As Of: 02/09/2024

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Nelma Jandira Andre Gomes
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns Lending, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Nelma Jandira Andre Gomes aka Nelma Jandira Andre

Publication: Sentinel Colorado

First Publication Date: 04/18/2024

Last Publication Date: 05/16/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO22826

Phone: (303)274-0155

Fax: (303)274-0159