



# Notices of Election and Demand Filed in Arapahoe County

From February 21, 2024 Through February 27, 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:** 0088-2024

**NED Date:** 02/23/2024      **Reception #:** E4010668  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 11/07/2019      **Recording Date:** 11/12/2019      **Reception #:** D9122125  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 12, KINGSBOROUGH KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 16525 E. ARKANSAS AVE., AURORA, CO 80017

**Original Note Amt:** \$314,204.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$304,984.41      **As Of:** 02/07/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** JORGE A. GONZALEZ GAYTAN AND CORRINA A. GONZALEZ  
**Grantee (Lender On Deed of Trust):** FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** JORGE A. GONZALEZ GAYTAN AND CORRINA A. GONZALEZ

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-027178      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0089-2024

**NED Date:** 02/23/2024      **Reception #:** E4010669  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 06/30/2016      **Recording Date:** 07/13/2016      **Reception #:** D6074792  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 3190 SOUTH LENAVIEW CIRCLE, Bennett, CO 80102

**Original Note Amt:** \$301,009.09      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$257,738.31      **As Of:** 02/14/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** KYLE D HAWES AND KENDRA T HAWES  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** Kendra T Hawes AND Kyle D Hawes

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031809      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 21, 2024 Through February 27, 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:** 0090-2024

**NED Date:** 02/23/2024      **Reception #:** E4010670  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 04/30/2004      **Recording Date:** 05/14/2004      **Reception #:** B4088662  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 2, STERLING HILLS SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 18544 East Vassar Drive, Aurora, CO 80013

**Original Note Amt:** \$204,000.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$193,948.03      **As Of:** 02/14/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON , F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5  
**Current Owner:** MELISSA HEASTON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Melissa Heaston

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024

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

**Attorney File Number:** 21-025790      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0092-2024

**NED Date:** 02/23/2024      **Reception #:** E4010671  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 11/05/2013      **Recording Date:** 11/07/2013      **Reception #:** D3137134  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 7, RIDGEVIEW GLEN SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 3517 South Fundy Court, Aurora, CO 80013

**Original Note Amt:** \$230,152.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$197,649.98      **As Of:** 02/15/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FREEDOM MORTGAGE CORPORATION  
**Current Owner:** JASEN SWANSON, ZULEMA GARZA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Jasen Swanson AND Zulema Garza

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024

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

**Attorney File Number:** 24-031850      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From February 21, 2024 Through February 27, 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:** 0093-2024

**NED Date:** 02/23/2024

**Reception #:** E4010672

**Original Sale Date:** 06/26/2024

**Deed of Trust Date:** 02/03/2010

**Recording Date:** 02/09/2010

**Reception #:** D0013128

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 6, QUEENSBOROUGH FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 670 S Newark Court, Aurora, CO 80012

**Original Note Amt:** \$114,880.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$80,965.57

**As Of:** 02/15/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.

**Current Owner:** Juan Manuel Lopez

**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)** Juan Manuel Lopez

**Publication:** Sentinel Colorado

**First Publication Date:** 05/02/2024

**Last Publication Date:** 05/30/2024

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

**Attorney File Number:** 24-031822

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

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

# Notices of Election and Demand Filed in Arapahoe County

From February 21, 2024 Through February 27, 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:** 0094-2024

**NED Date:** 02/23/2024

**Reception #:** E4010673

**Original Sale Date:** 06/26/2024

**Deed of Trust Date:** 01/28/2013

**Recording Date:** 03/25/2013

**Reception #:** D3036756

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SITUATED IN ARAPAHOE COUNTY, STATE OF COLORADO: BEING LOT NUMBER 2 BLOCK 1 IN ARCADIAN HEIGHTS AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN PLAT BOOK 32 PAGE 26 OF ARAPAHOE COUNTY RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 2675, PAGE 487, OF THE ARAPAHOE COUNTY, COLORADO RECORDS.

**Address:** 16920 E Easter Ave, Aurora, CO 80016-1548

**Original Note Amt:** \$186,835.00

**LoanType:** Conventional Residential

**Interest Rate:**

**Current Amount:** \$54,016.22

**As Of:** 02/16/2024

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	U.S. Bank National Association
<b>Current Owner:</b>	Robert C. Nice and Toni Reeser
<b>Grantee (Lender On Deed of Trust):</b>	U.S. Bank National Association ND
<b>Grantor (Borrower On Deed of Trust)</b>	Robert C. Nice and Toni Reeser

**Publication:** Sentinel Colorado

**First Publication Date:** 05/02/2024

**Last Publication Date:** 05/30/2024

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

**Attorney File Number:** CO-24-984378-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From February 21, 2024 Through February 27, 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:** 0095-2024

**NED Date:** 02/23/2024      **Reception #:** E4010674  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 08/08/2022      **Recording Date:** 08/09/2022      **Reception #:** E2083546  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

APN #: 1975-19-2-05-046

**Address:** 1223 South Crystal Way, Aurora, CO 80012

**Original Note Amt:** \$353,479.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$348,931.74      **As Of:** 02/15/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Peter Muchiri Mutegi  
**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)** Peter Muchiri Mutegi

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031866      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0096-2024

**NED Date:** 02/23/2024      **Reception #:** E4010675  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 01/15/2019      **Recording Date:** 04/18/2019      **Reception #:** D9034619  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 175, EL VISTA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 6329 S. Jasmine Way, Centennial, CO 80111

**Original Note Amt:** \$86,000.00      **LoanType:** Consumer      **Interest Rate:**  
**Current Amount:** \$81,927.34      **As Of:** 02/14/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Zions Bancorporation, N.A. dba Vectra Bank Colorado  
**Current Owner:** Justin T. Jenkins  
**Grantee (Lender On Deed of Trust):** Zions Bancorporation, N.A. dba Vectra Bank Colorado  
**Grantor (Borrower On Deed of Trust)** Justin T. Jenkins

**Publication:** Littleton Independent      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024  
**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch PC  
**Attorney File Number:** 3230-161      **Phone:** (303)329-3363      **Fax:**







# Notices of Election and Demand Filed in Arapahoe County

From February 21, 2024 Through February 27, 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:** 0101-2024

**NED Date:** 02/27/2024      **Reception #:** E4011295  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 08/15/2006      **Recording Date:** 08/28/2006      **Reception #:** B6123560  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 7, TOLLGATE CROSSING SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 24080 East Saratoga Circle, Aurora, CO 80016

**Original Note Amt:** \$85,000.00      **LoanType:** CONV      **Interest Rate:**  
**Current Amount:** \$47,159.27      **As Of:** 02/23/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Habitat for Humanity of Metro Denver, Inc.  
**Current Owner:** Christine Trujillo  
**Grantee (Lender On Deed of Trust):** Habitat for Humanity of Metro Denver, Inc.  
**Grantor (Borrower On Deed of Trust):** Christine Trujillo

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024  
**Attorney for Beneficiary:** Lewis Roca Rothgerber Christie LLP  
**Attorney File Number:** 211668-00011      **Phone:** (303)623-9000      **Fax:** (303)623-9222

**Foreclosure Number:** 0102-2024

**NED Date:** 02/27/2024      **Reception #:** E4011297  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 03/31/2021      **Recording Date:** 04/07/2021      **Reception #:** E1057586  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 43, Block 1, Hearthstone Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

**Address:** 2282 S Jasper Way A, Aurora, CO 80013

**Original Note Amt:** \$242,182.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$227,805.46      **As Of:** 02/23/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Justin Russell  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Justin Russell

**Publication:** Sentinel Colorado      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO22892      **Phone:** (303)274-0155      **Fax:** (303)274-0159