

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0052-2024

**NED Date:** 02/02/2024      **Reception #:** E4006182  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 06/16/2017      **Recording Date:** 06/22/2017      **Reception #:** D7069691  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 4, EXCEPT THE NORTH 3 FEET THEREOF, BLOCK 8, APACHE MESA - FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO. PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 01/25/2024 AT RECEPTION NO. E4004576 TO CORRECT LEGAL DESCRIPTION.

**Address:** 668 Norfolk Way, Aurora, CO 80011

**Original Note Amt:** \$436,500.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$189,778.54      **As Of:** 01/26/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES LLC  
**Current Owner:** Richard N. Brown  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Richard N. Brown

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-031568      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0053-2024

**NED Date:** 02/02/2024      **Reception #:** E4006183  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 09/27/2019      **Recording Date:** 11/06/2019      **Reception #:** D9120822  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT R-1-103, WINDMILL CREEK AMENDMENT NO. 1, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON MAY 10, 2002 AT RECEPTION NO. B2087517, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR WINDMILL CREEK RECORDED JANUARY 3, 2002 AT RECEPTION NO. B2001524, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7440 South Blackhawk Street, Unit 1-103, Englewood, CO 80112

**Original Note Amt:** \$205,500.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$209,723.65      **As Of:** 01/26/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Brian Yurko  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Brian Yurko

**Publication:** Littleton Independent      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO22704      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0054-2024

**NED Date:** 02/02/2024      **Reception #:** E4006184  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 02/21/2014      **Recording Date:** 03/04/2014      **Reception #:** D4017666  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** See Attached Exhibit A

**Address:** 2795 S Jebel Way, Aurora, CO 80013

**Original Note Amt:** \$95,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$86,183.26      **As Of:** 01/26/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Brenda A. White  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Brenda A. White and Jennifer R. White

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** CO-23-971487-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0055-2024

**NED Date:** 02/02/2024      **Reception #:** E4006185  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 07/02/2018      **Recording Date:** 07/05/2018      **Reception #:** D8065492  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** ALL OF LOT 15, EXCEPT THE WEST 163 FEET THEREOF, BLOCK 1, KOEHLER SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4825 S Fox St, Englewood, CO 80110

**Original Note Amt:** \$387,903.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$383,013.13      **As Of:** 01/23/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Matrix Financial Services Corporation  
**Current Owner:** Consuelo Kelly  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Consuelo Kelly

**Publication:** Littleton Independent      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 24CO00037-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0056-2024

**NED Date:** 02/02/2024      **Reception #:** E4006194  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 05/27/2022      **Recording Date:** 06/01/2022      **Reception #:** E2059902  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 13655 E YALE AVENUE #C, AURORA, CO 80014

**Original Note Amt:** \$339,500.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$335,176.38      **As Of:** 01/29/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** loanDepot.com, LLC  
**Current Owner:** LAUREN PICKLESIMER AND MATTHEW KELLEY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR LOANDEPOT.COM, LLC  
**Grantor (Borrower On Deed of Trust):** LAUREN PICKLESIMER AND MATTHEW KELLEY

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009909144      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0057-2024

**NED Date:** 02/06/2024      **Reception #:** E4006884  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 08/27/2020      **Recording Date:** 09/03/2020      **Reception #:** E0115916  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION, FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031355052

**Address:** 615 S Laredo Circle, Aurora, CO 80017

**Original Note Amt:** \$417,302.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$392,155.56      **As Of:** 01/29/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jason Keyes AND Ralaya Goshea  
**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):** Jason Keyes AND Ralaya Goshea

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031724      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0058-2024

**NED Date:** 02/06/2024      **Reception #:** E4006885  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 12/21/2009      **Recording Date:** 12/23/2009      **Reception #:** B9138871  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 12 AND 13, BLOCK 20, TOWN OF SHERIDAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3450 SOUTH ALCOTT STREET, ENGLEWOOD, CO 80110

**Original Note Amt:** \$147,283.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$114,934.49      **As Of:** 01/29/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** RACHAEL JONES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.  
**Grantor (Borrower On Deed of Trust):** RACHAEL JONES

**Publication:** Littleton Independent      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010032902      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0059-2024

**NED Date:** 02/06/2024      **Reception #:** E4006875  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 08/18/2018      **Recording Date:** 08/24/2018      **Reception #:** E1131944  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 14, WATERSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1045 S GRAND BAKER CT, AURORA, CO 80018

**Original Note Amt:** \$60,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$59,972.38      **As Of:** 01/26/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Krystle Gayle Olivas  
**Grantee (Lender On Deed of Trust):** Premier Members CU  
**Grantor (Borrower On Deed of Trust):** Krystle Gayle Olivas

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Holst & Tehrani LLP  
**Attorney File Number:** 1045 S. Grand Baker Ct.      **Phone:** (303)772-6666      **Fax:** (303)772-2822

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0060-2024

**NED Date:** 02/06/2024      **Reception #:** E4006887  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 11/04/2019      **Recording Date:** 11/08/2019      **Reception #:** D9122080  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 11, Block 2, Tallyn's Reach Subdivision Filing No. 12 Amendment No. 1, County of Arapahoe, State of Colorado

**Address:** 25632 East Indore Drive, Aurora, CO 80016

**Original Note Amt:** \$370,000.00      **LoanType:** CONV      **Interest Rate:**  
**Current Amount:** \$251,332.92      **As Of:** 01/29/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FirstBank  
**Current Owner:** Muluemebet Tasew  
**Grantee (Lender On Deed of Trust):** FirstBank  
**Grantor (Borrower On Deed of Trust):** Muluemebet Tasew

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Lewis Roca Rothgerber Christie LLP  
**Attorney File Number:** 307912-00069      **Phone:** (303)623-9000      **Fax:** (303)623-9222

**Foreclosure Number:** 0061-2024

**NED Date:** 02/06/2024      **Reception #:** E4006889  
**Original Sale Date:** 06/05/2024  
**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:** Unknown      **Interest Rate:**  
**Current Amount:** \$454,905.72      **As Of:** 01/30/2024      **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:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO22811      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0062-2024

**NED Date:** 02/06/2024      **Reception #:** E4006876  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 02/20/2018      **Recording Date:** 03/08/2018      **Reception #:** D8022703  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 39, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 924 S Rifle St, Aurora, CO 80017

**Original Note Amt:** \$333,500.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$309,924.85      **As Of:** 01/30/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SPECIALIZED LOAN SERVICING LLC  
**Current Owner:** Christopher Stibbs  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CASTLE & COOKE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Christopher Stibbs

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031706      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0063-2024

**NED Date:** 02/06/2024      **Reception #:** E4006879  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 04/14/2023      **Recording Date:** 04/18/2023      **Reception #:** E3025449  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 14141 E Jewell Ave Apt 102, Aurora, CO 80012

**Original Note Amt:** \$248,320.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$247,690.54      **As Of:** 01/31/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Richard A Duran  
**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)** Richard A Duran

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031708      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0064-2024

**NED Date:** 02/06/2024      **Reception #:** E4006883  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 06/14/2018      **Recording Date:** 06/20/2018      **Reception #:** D8059901  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT TWELVE (12), BLOCK FOUR (4) MOUNTAIN RANGEVIEW, THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 900 Front Range Road, Littleton, CO 80120

**Original Note Amt:** \$1,019,475.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$280,428.05      **As Of:** 01/31/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES LLC  
**Current Owner:** Margaret L. Murphy  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL AND INVESTMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Margaret L. Murphy

**Publication:** Littleton Independent      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 24-031608      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0065-2024

**NED Date:** 02/06/2024      **Reception #:** E4006882  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 11/02/2017      **Recording Date:** 11/08/2017      **Reception #:** D7127493  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 68, BLOCK 2, SERENITY RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 26052 E FREMONT PL, AURORA, CO 80016-6158

**Original Note Amt:** \$400,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$460,544.46      **As Of:** 01/31/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.  
**Current Owner:** BARBARA J GONZALES AND RONALD G GONZALES  
**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)** BARBARA J. GONZALES AND RONALD G. GONZALES

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 00000010035715      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From January 31, 2024 Through February 06, 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:** 0066-2024

**NED Date:** 02/06/2024      **Reception #:** E4006888  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 01/21/2020      **Recording Date:** 01/29/2020      **Reception #:** E0012410  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 12 TOLLGATE CROSSING SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 5012 SOUTH COOLIDGE STREET, AURORA, CO 80016-5870

**Original Note Amt:** \$332,722.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$307,389.59      **As Of:** 01/31/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** SHERYL FERTMAN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION  
**Grantor (Borrower On Deed of Trust)** SHERYL FERTMAN

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010040434      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0067-2024

**NED Date:** 02/06/2024      **Reception #:** E4006919  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 09/13/2021      **Recording Date:** 09/15/2021      **Reception #:** E1143912  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 31, BURNS AURORA FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 930 Nome Street, Aurora, CO 80010

**Original Note Amt:** \$304,385.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$294,738.01      **As Of:** 01/30/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION  
**Current Owner:** Cruz Trujillo  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pivot Lending Group  
**Grantor (Borrower On Deed of Trust)** Cruz Trujillo

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 24CO00048-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709



# *Notices of Election and Demand Filed in Arapahoe County*

**From January 31, 2024 Through February 06, 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:** 0068-2024

**NED Date:** 02/06/2024      **Reception #:** E4006891  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 02/25/2022      **Recording Date:** 03/02/2022      **Reception #:** E2024091  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, SMOKY HILL 400, FILING 8B, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 16934 E Crestline Ave, Centennial, CO 80015

**Original Note Amt:** \$37,054.00      **LoanType:** CONV      **Interest Rate:**  
**Current Amount:** \$36,454.53      **As Of:** 01/31/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Discover Bank  
**Current Owner:** David W Johnson, Jennifer L Johnson  
**Grantee (Lender On Deed of Trust):** Discover Bank  
**Grantor (Borrower On Deed of Trust)** David W Johnson and Jennifer L Johnson

**Publication:** Sentinel Colorado      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 24CO00031-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0069-2024

**NED Date:** 02/06/2024      **Reception #:** E4006886  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 11/27/2006      **Recording Date:** 12/04/2006      **Reception #:** B6170031  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 3, HAMPDEN HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3132 SOUTH GAYLORD STREET, ENGLEWOOD, CO 80113

**Original Note Amt:** \$315,120.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$233,210.96      **As Of:** 01/31/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** Lenn Hodson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Lenn Hodson

**Publication:** Littleton Independent      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 14-005631      **Phone:** (303)706-9990      **Fax:** (303)706-9994