

Notices of Election and Demand Filed in Arapahoe County

From March 06, 2024 Through March 12, 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: 0116-2024

NED Date: 03/08/2024 **Reception #:** E4013865
Original Sale Date: 07/10/2024
Deed of Trust Date: 12/31/2020 **Recording Date:** 01/08/2021 **Reception #:** E1004084
Re-Recording Date: **Re-Recorded #:**

Legal: See Attached Exhibit A

Address: 12625 E Pacific Circle Unit E, Aurora, CO 80014

Original Note Amt: \$211,105.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$206,440.43 **As Of:** 02/27/2024 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-24-985524-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0117-2024

NED Date: 03/08/2024 **Reception #:** E4013860
Original Sale Date: 07/10/2024
Deed of Trust Date: 10/31/2019 **Recording Date:** 11/08/2019 **Reception #:** D9122012
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 3, KINGSBOROUGH SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197529215012

Address: 2155 South Joplin Way, Aurora, CO 80013

Original Note Amt: \$337,769.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$312,507.72 **As Of:** 02/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jennifer E Byrd
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jennifer E Byrd

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-031900 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0118-2024

NED Date: 03/08/2024 **Reception #:** E4013866
Original Sale Date: 07/10/2024
Deed of Trust Date: 11/20/2017 **Recording Date:** 11/27/2017 **Reception #:** D7133756
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 15, HOFFMAN TOWN SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1264 WHEELING ST, Aurora, CO 80011

Original Note Amt: \$231,477.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$204,798.19 **As Of:** 02/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Juan C Salvador Mondragon AND Soleil Goreti Barraza-Jara
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 C Salvador Mondragon AND Soleil Goreti Barraza-Jara

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-031938 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0119-2024

NED Date: 03/08/2024 **Reception #:** E4013867
Original Sale Date: 07/10/2024
Deed of Trust Date: 04/17/2006 **Recording Date:** 04/20/2006 **Reception #:** B6061035
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24, Block 8, Meadowood Filing No. 3, County of Arapahoe, State of Colorado.

Address: 16592 East Brown Drive, Aurora, CO 80013-1810

Original Note Amt: \$151,920.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$149,557.40 **As Of:** 02/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2006-7
Current Owner: Lancita Begaye
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for America's Wholesale Lender, its successors and assigns
Grantor (Borrower On Deed of Trust) Lancita Begaye

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22891 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0120-2024

NED Date: 03/08/2024 **Reception #:** E4013861
Original Sale Date: 07/10/2024
Deed of Trust Date: 03/28/2022 **Recording Date:** 03/30/2022 **Reception #:** E2035982**
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 12, EAST QUINCY HIGHLANDS FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21832 E Nassau Place, Aurora, CO 80018

Original Note Amt: \$598,951.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$585,677.01 **As Of:** 02/28/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Gabrielle M. Bowman and Carlo Anthony Cam
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmCap Mortgage, Ltd. DBA Gold Financial Services, its successors and assigns
Grantor (Borrower On Deed of Trust): Gabrielle M. Bowman and Carlo Anthony Cam

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22734 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0121-2024

NED Date: 03/08/2024 **Reception #:** E4013862
Original Sale Date: 07/10/2024
Deed of Trust Date: 08/18/2010 **Recording Date:** 08/26/2010 **Reception #:** D0083023
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK 3, BEL-VUE HEIGHTS AND BEING MORE FULLY DESCRIBED IN DEED RECEPTION # A8067097, DATED 04/30/1998, RECORDED 05/06/1998 IN THE COUNTY RECORDER OF COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 706 W EASTER AVE, LITTLETON, CO 80120

Original Note Amt: \$213,184.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$145,325.86 **As Of:** 02/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: SCOTT A TEUBER AND SUSAN A TEUBER
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): SCOTT A. TEUBER AND SUSAN A. TEUBER

Publication: Littleton Independent **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 0000009983263 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0122-2024

NED Date: 03/08/2024 **Reception #:** E4013863
Original Sale Date: 07/10/2024
Deed of Trust Date: 04/26/2010 **Recording Date:** 05/03/2010 **Reception #:** D0041763
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 5, MISSION VIEJO SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3556 S Ouray St, Aurora, CO 80013-2851

Original Note Amt: \$146,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$96,222.29 **As Of:** 02/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Jenelle M. Ehmcke and W. Jean Warren
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bank of America, N.A., its successors and assigns
Grantor (Borrower On Deed of Trust): Jenelle M. Ehmcke and W. Jean Warren

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22878 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0123-2024

NED Date: 03/08/2024 **Reception #:** E4013873
Original Sale Date: 07/10/2024
Deed of Trust Date: 09/24/2014 **Recording Date:** 09/25/2014 **Reception #:** D4089161
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 38, HIGHLAND VIEW, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2554 E NICHOLS CIRCLE, CENTENNIAL, CO 80122

Original Note Amt: \$156,800.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$146,726.45 **As Of:** 02/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: MACKENZIE A LEONARD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CATALYST LENDING, INC.
Grantor (Borrower On Deed of Trust): MACKENZIE A LEONARD

Publication: Littleton Independent **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010069300 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0124-2024

NED Date: 03/08/2024 **Reception #:** E4013864
Original Sale Date: 07/10/2024
Deed of Trust Date: 10/08/2016 **Recording Date:** 10/26/2016 **Reception #:** D6122449
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, OAKBROOK FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO
PARCEL ID: 207734406020

Address: 531 EAST NICHOLS DRIVE, LITTLETON, CO 80122

Original Note Amt: \$249,199.19 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$230,946.42 **As Of:** 02/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PINGORA LOAN SERVICING, LLC
Current Owner: SARA E DRULIS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PHH
MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): SARA E DRULIS AND JOHN A DRULIS, III

Publication: Littleton Independent **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 20-024315 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0125-2024

NED Date: 03/12/2024 **Reception #:** E4014550
Original Sale Date: 07/10/2024
Deed of Trust Date: 04/21/2023 **Recording Date:** 05/10/2023 **Reception #:** E3031339
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 130, BLOCK 30, SPRING CREEK AT FOXRIDGE - FOURTH AMENDMENT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7710 S. Monaco Cir. E., Centennial, CO 80112

Original Note Amt: \$90,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$90,000.00 **As Of:** 03/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Jamie Smith
Current Owner: Shawn P. Smith
Grantee (Lender On Deed of Trust): Jamie Smith
Grantor (Borrower On Deed of Trust): Shawn P. Smith

Publication: Littleton Independent **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Folkestad Fazekas Barrick & Patoile, P.C.
Attorney File Number: 7710 S. Monaco Cir. E **Phone:** (303)688-3045 **Fax:** (303)688-3189

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Foreclosure Number: 0126-2024

NED Date: 03/12/2024 **Reception #:** E4014549
Original Sale Date: 07/10/2024
Deed of Trust Date: 08/31/2005 **Recording Date:** 09/27/2005 **Reception #:** B5145360
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 3216 S Walden Court, Aurora, CO 80013

Original Note Amt: \$109,600.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$79,970.91 **As Of:** 03/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Towd Point Mortgage Trust 2020-3, U.S. Bank National Association, as Indenture Trustee
Current Owner: Gwendolyn Carter
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Gwendolyn Carter

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-23-972074-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0127-2024

NED Date: 03/12/2024 **Reception #:** E4014552
Original Sale Date: 07/10/2024
Deed of Trust Date: 10/26/2018 **Recording Date:** 10/30/2018 **Reception #:** D8106583
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 3, ADONEA SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 035256146 AND 1977-08-4-30-023

Address: 253 South Oak Hill Street, Aurora, CO 80018

Original Note Amt: \$309,687.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$286,241.78 **As Of:** 02/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jalil L Debose AND Jasmine K Winterswolf
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): Jalil L Debose AND Jasmine K Winterswolf

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026595 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0128-2024

NED Date: 03/12/2024 **Reception #:** E4014551
Original Sale Date: 07/10/2024
Deed of Trust Date: 12/14/2020 **Recording Date:** 12/15/2020 **Reception #:** E0175827
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, HUTCHINSON HEIGHTS SUBDIVISION, FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL ID NUMBER: 031445850

Address: 17309 East Harvard Avenue, Aurora, CO 80013

Original Note Amt: \$402,573.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$382,200.28 **As Of:** 02/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Chad Kullhem
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Chad Kullhem

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029599 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0129-2024

NED Date: 03/12/2024 **Reception #:** E4014548
Original Sale Date: 07/10/2024
Deed of Trust Date: 06/24/2017 **Recording Date:** 07/03/2017 **Reception #:** D7074310
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 9, PHEASANT RUN FILING NUMBER 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4638 S MOBILE WAY, AURORA, CO 80015

Original Note Amt: \$160,302.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$134,915.12 **As Of:** 03/04/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK UNITED N.A.
Current Owner: ELIZABETH FLORES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC
Grantor (Borrower On Deed of Trust) ELIZABETH FLORES

Publication: Sentinel Colorado **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010064657 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0130-2024

NED Date: 03/12/2024

Reception #: E4014553

Original Sale Date: 07/10/2024

Deed of Trust Date: 03/17/2017

Recording Date: 03/23/2017

Reception #: D7032941

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 2630 S VAUGHN WAY, APT B, AURORA, CO 80014-2055

Original Note Amt: \$140,000.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$78,054.90

As Of: 03/04/2024

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Current Owner: PERRY J BERTSCH

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) PERRY J. BERTSCH

Publication: Sentinel Colorado

First Publication Date: 05/16/2024

Last Publication Date: 06/13/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010062925

Phone: (303)350-3711

Fax: (303)813-1107