

Notices of Election and Demand Filed in Arapahoe County

From March 13, 2024 Through March 19, 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: 0131-2024

NED Date: 03/15/2024 **Reception #:** E4015416
Original Sale Date: 07/17/2024
Deed of Trust Date: 09/13/2021 **Recording Date:** 09/15/2021 **Reception #:** E1144088
Re-Recording Date **Re-Recorded #:**

Legal: LOT 68, BLOCK 8, TUSCANY SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19701 E Dorado Ave, Aurora, CO 80015

Original Note Amt: \$596,850.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$573,242.13 **As Of:** 03/04/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BOKF, N.A.
Current Owner: Ryp Walters
Grantee (Lender On Deed of Trust): BOKF, NA dba BOK Financial Mortgage
Grantor (Borrower On Deed of Trust): Ryp Walters

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-985449-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0132-2024

NED Date: 03/15/2024 **Reception #:** E4015420
Original Sale Date: 07/17/2024
Deed of Trust Date: 06/12/2019 **Recording Date:** 06/19/2019 **Reception #:** D9059128
Re-Recording Date **Re-Recorded #:**

Legal: Legal description attached

Address: 17869 E Hawaii Pl, Aurora, CO 80017-5309

Original Note Amt: \$480,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$194,024.39 **As Of:** 03/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Vivian Morgan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Advisors Mortgage Group LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Vivian Morgan

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-985983-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0133-2024

NED Date: 03/15/2024 **Reception #:** E4015418
Original Sale Date: 07/17/2024
Deed of Trust Date: 06/18/2018 **Recording Date:** 06/25/2018 **Reception #:** D8061793
Re-Recording Date **Re-Recorded #:**

Legal: Lot 7, Block 4, Hutchinson Heights Subdivision, Filing No. 2, County of Arapahoe, State of Colorado.

Address: 2769 S Rifle St, Aurora, CO 80013

Original Note Amt: \$190,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$160,694.49 **As Of:** 03/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): KeyBank, N.A.
Current Owner: Bewekt Ayele
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for KeyBank National Association, its successors and assigns
Grantor (Borrower On Deed of Trust) Bewekt Ayele

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22799 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0134-2024

NED Date: 03/15/2024 **Reception #:** E4015421
Original Sale Date: 07/17/2024
Deed of Trust Date: 12/30/2021 **Recording Date:** 01/05/2022 **Reception #:** E2001694
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 6, COPPERLEAF FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO, according to the plat thereof recorded October 11, 2017 under Reception No. D7115672.
APN #: 2073-11-2-22-001

Address: 4468 S Malaya Ct, Aurora, CO 80015

Original Note Amt: \$563,996.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$542,293.50 **As Of:** 03/06/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CROSSCOUNTRY MORTGAGE, LLC
Current Owner: Elsie Powell AND Michael Powell
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Elsie Powell AND Michael Powell

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-031824 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0135-2024

NED Date: 03/15/2024 **Reception #:** E4015417
Original Sale Date: 07/17/2024
Deed of Trust Date: 12/23/2021 **Recording Date:** 01/18/2022 **Reception #:** E2005866
Re-Recording Date: **Re-Recorded #:**

Legal: Legan description attached

Address: 12394 E Kentucky Ave, Aurora, CO 80012

Original Note Amt: \$675,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$281,641.56 **As Of:** 03/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Edward A. Doyle and Maria C. Doyle
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as nominee for PHH Mortgage Corporation dba Liberty Reverse Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Edward A. Doyle and Maria C. Doyle

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-24-986008-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0136-2024

NED Date: 03/19/2024 **Reception #:** E4015990
Original Sale Date: 07/17/2024
Deed of Trust Date: 08/17/2006 **Recording Date:** 08/30/2006 **Reception #:** B6125403
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 21, BLOCK 10, MEADOWWOOD FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3044 South Ivory Court, Aurora, CO 80013

Original Note Amt: \$20,500.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$20,052.17 **As Of:** 03/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Funds Society, FSB, d/b/a Christiana Trust solely as Trustee for CSMC 2017-2 Trust
Current Owner: Jeffrie J. Graham
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for 123Loan, LLC, a Nevada limited liability company, its successors and assigns
Grantor (Borrower On Deed of Trust): Jeffrie J. Graham

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22086 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0137-2024

NED Date: 03/19/2024 **Reception #:** E4015985
Original Sale Date: 07/17/2024
Deed of Trust Date: 09/28/2017 **Recording Date:** 10/04/2017 **Reception #:** D7112747
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 56, BLOCK 12, COPPERLEAF FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 034898743

Address: 5070 SOUTH WENATCHEE CIRCLE, AURORA, CO 80015

Original Note Amt: \$379,925.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$340,557.12 **As Of:** 03/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: FILEMON MARQUEZ JR.
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): FILEMON MARQUEZ JR.

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 20-024188 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0138-2024

NED Date: 03/19/2024 **Reception #:** E4015986
Original Sale Date: 07/17/2024
Deed of Trust Date: 04/20/2017 **Recording Date:** 04/24/2017 **Reception #:** D7045691
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 47, HOFFMAN TOWN SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 860 Scranton Street, Aurora, CO 80011

Original Note Amt: \$242,250.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$254,745.77 **As Of:** 03/08/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Fairway Independent Mortgage Corporation
Current Owner: Casey Kroger
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Casey Kroger

Publication: Sentinel Colorado **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22807 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0139-2024

NED Date: 03/19/2024 **Reception #:** E4015991
Original Sale Date: 07/17/2024
Deed of Trust Date: 03/22/2022 **Recording Date:** 03/29/2022 **Reception #:** E2035598
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BRIARWOOD LANE, ACCORDING TO THE PLAT RECORDED FEBRUARY 3, 2004 AT RECEPTION NO. B4020982, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6827 S WINDERMERE ST, LITTLETON, CO 80120

Original Note Amt: \$567,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$553,047.31 **As Of:** 03/11/2024 **Interest Type:** Fixed

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

Publication: Littleton Independent **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010018406 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0140-2024

NED Date: 03/19/2024 **Reception #:** E4015998
Original Sale Date: 07/17/2024
Deed of Trust Date: 05/20/2021 **Recording Date:** 05/28/2021 **Reception #:** E1086167
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 1, CHERRY CREEK VISTA, FILING 4, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 10985 EAST BERRY AVENUE, ENGLEWOOD, CO 80111

Original Note Amt: \$528,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$506,264.00 **As Of:** 03/11/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: SPICKNALL FAMILY TRUST
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ASSENT MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) THOMAS E SPICKNALL, JR., AS TRUSTEE OF THE SPICKNALL FAMILY TRUST

Publication: Littleton Independent **First Publication Date:** 05/23/2024
Last Publication Date: 06/20/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009945437 **Phone:** (303)350-3711 **Fax:** (303)813-1107