

Notices of Election and Demand Filed in Arapahoe County

From February 28, 2024 Through March 05, 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: 0103-2024

NED Date: 03/01/2024 **Reception #:** E4012223
Original Sale Date: 06/26/2024
Deed of Trust Date: 05/23/2003 **Recording Date:** 06/12/2003 **Reception #:** B3126410
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 4880 EAST KENTUCKY AVENUE D, DENVER, CO 80246

Original Note Amt: \$115,200.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$59,923.27 **As Of:** 02/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: JAMES N THOMALDIS
Grantee (Lender On Deed of Trust): BANK OF AMERICA, N.A.
Grantor (Borrower On Deed of Trust): JAMES N. THOMALDIS

Publication: Sentinel Colorado **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010057099 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0104-2024

NED Date: 03/01/2024 **Reception #:** E4012225
Original Sale Date: 06/26/2024
Deed of Trust Date: 07/16/2021 **Recording Date:** 07/21/2021 **Reception #:** E1114678
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 031227208

Address: 13352 East Jewell Avenue, 103, Aurora, CO 80012

Original Note Amt: \$220,924.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$211,542.66 **As Of:** 02/20/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JOHN CORENTE
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): John Corente

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: 24-031882 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0105-2024

NED Date: 03/01/2024 **Reception #:** E4012227
Original Sale Date: 06/26/2024
Deed of Trust Date: 10/20/2020 **Recording Date:** 10/28/2020 **Reception #:** E0147950
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 5, SUMMER BREEZE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2073-04-2-23-027

Address: 3594 S Telluride Way, Aurora, CO 80013

Original Note Amt: \$287,456.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$261,237.20 **As Of:** 02/22/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: DAUN D. SHAZIER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Daun D. Shazier

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: 24-031910 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0106-2024

NED Date: 03/01/2024 **Reception #:** E4012218
Original Sale Date: 06/26/2024
Deed of Trust Date: 04/02/2021 **Recording Date:** 04/14/2021 **Reception #:** E1061699
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, TOLLGATE CROSSING SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5199 S Elk Street, Aurora, CO 80016

Original Note Amt: \$578,331.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$550,154.83 **As Of:** 02/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Raymond Joe Goebel
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company
LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Raymond Joe Goebel

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-24-984100-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0109-2024

NED Date: 03/01/2024 **Reception #:** E4012228
Original Sale Date: 06/26/2024
Deed of Trust Date: 12/19/2005 **Recording Date:** 12/28/2005 **Reception #:** B5193571
Re-Recording Date **Re-Recorded #:**

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

PARCEL ID NUMBER: 207301328012

Address: 21852 E Nassau Pl, Aurora, CO 80018

Original Note Amt: \$238,400.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$234,802.48 **As Of:** 02/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Fremont Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2
Current Owner: Rachelle A. Simpson AND Rocky L. Simpson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Rachelle A. Simpson AND Rocky L. Simpson

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: 24-031723 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0110-2024

NED Date: 03/05/2024 **Reception #:** E4012630
Original Sale Date: 06/26/2024
Deed of Trust Date: 12/07/2020 **Recording Date:** 12/08/2020 **Reception #:** E0170858
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 7400 East Orchard Road, Greenwood Village, CO 80111

Original Note Amt: \$20,385,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$20,007,707.03 **As Of:** 02/21/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Ready Capital Mortgage Financing 2021-FL5, LLC
Current Owner: CPVF II Solarium LLC
Grantee (Lender On Deed of Trust): KeyBank National Association
Grantor (Borrower On Deed of Trust) CPVF II Solarium LLC

Publication: Littleton Independent **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024
Attorney for Beneficiary: Polsinelli PC
Attorney File Number: Solarium **Phone:** (303)572-9300 **Fax:** (303)572-7883

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Foreclosure Number: 0111-2024

NED Date: 03/05/2024 **Reception #:** E4012635
Original Sale Date: 06/26/2024
Deed of Trust Date: 06/10/2022 **Recording Date:** 06/13/2022 **Reception #:** E2064617
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 62 BLK 9 KINGSBOROUGH 2ND FLG UNIT 1, County of Arapahoe, State of Colorado.

PARCEL IDENTIFICATION NUMBER: 1975-29-1-11-001, 031452392 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON FEBRUARY 21, 2024 AT RECEPTION NO. E4009818 TO CORRECT LEGAL DESCRIPTION.

Address: 2178 S Mobile Way, Aurora, CO 80013-1142

Original Note Amt: \$429,828.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$422,657.14 **As Of:** 02/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: John Jeffrey AND Mandy Jeffrey
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): John Jeffrey AND Mandy Jeffrey

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: 24-031864 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0112-2024

NED Date: 03/05/2024 **Reception #:** E4012626
Original Sale Date: 06/26/2024
Deed of Trust Date: 08/30/2002 **Recording Date:** 09/05/2002 **Reception #:** B2164410
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 5, KELLY CREEK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3279 South Biscay Way, Aurora, CO 80013

Original Note Amt: \$201,275.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$102,108.96 **As Of:** 02/21/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP Asset Company, Inc.
Current Owner: Richard K. Richard, II
Grantee (Lender On Deed of Trust): WASHINGTON MUTUAL BANK, FA
Grantor (Borrower On Deed of Trust): Richard K. Richard, II

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: 23-029674 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0113-2024

NED Date: 03/05/2024 **Reception #:** E4012636
Original Sale Date: 06/26/2024
Deed of Trust Date: 12/24/2020 **Recording Date:** 01/04/2021 **Reception #:** E1000051
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 17, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3711 S KIRK WAY, AURORA, CO 80013-6605

Original Note Amt: \$397,130.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$377,086.12 **As Of:** 02/26/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: MELONIE R HOOVER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust) MELONIE R. HOOVER

Publication: Sentinel Colorado **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009882911 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0114-2024

NED Date: 03/05/2024 **Reception #:** E4012643
Original Sale Date: 06/26/2024
Deed of Trust Date: 01/16/2015 **Recording Date:** 01/20/2015 **Reception #:** D5005435
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 4, SADDLE ROCK RANCHES, COUNTY OF ARAPAHOE, STATE OF COLORADO.

REAL PROPERTY TAX IDENTIFICATION NUMBER: 2073-23-4-02-012

Address: 6445 South Picadilly Street, Centennial, CO 80016

Original Note Amt: \$187,730.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$187,000.00 **As Of:** 02/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): THE HUNTINGTON NATIONAL BANK
Current Owner: Steven Chae
Grantee (Lender On Deed of Trust): TCF National Bank
Grantor (Borrower On Deed of Trust) Steven Chae

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: 24-031845 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0115-2024

NED Date: 03/05/2024

Reception #: E4012644

Original Sale Date: 06/26/2024

Deed of Trust Date: 05/27/2016

Recording Date: 06/03/2016

Reception #: D6057905

Re-Recording Date

Re-Recorded #:

Legal: Please see attached Exhibit A.

Address: 1230 Hillside Street, Aurora, CO 80010

Original Note Amt: \$182,000.00

LoanType: CONV

Interest Rate:

Current Amount: \$156,143.38

As Of: 02/26/2024

Interest Type: Fixed

Current Lender (Beneficiary):	PNC Bank, National Association
Current Owner:	Nelson J. Milla
Grantee (Lender On Deed of Trust):	Compass Bank
Grantor (Borrower On Deed of Trust)	Nelson J. Milla, a married man as in severalty

Publication: Sentinel Colorado

First Publication Date: 05/02/2024

Last Publication Date: 05/30/2024

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO240006

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