

Notices of Election and Demand Filed in Arapahoe County

From April 03, 2024 Through April 09, 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: 0163-2024

NED Date: 04/05/2024

Reception #: E4019630

Original Sale Date: 08/07/2024

Deed of Trust Date: 07/16/2001

Recording Date: 07/27/2001

Reception #: B1122784

Re-Recording Date

Re-Recorded #:

Legal: LOTS 37 AND 38, BLOCK 93, SHERIDAN HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2087 WEST ADRIATIC PLACE, ENGLEWOOD, CO 80110

Original Note Amt: \$104,000.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$126,221.60

As Of: 03/25/2024

Interest Type: Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1

Current Owner: STEPHANIE GARCIA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CAPITOL COMMERCE MORTGAGE, CO.

Grantor (Borrower On Deed of Trust) STEPHANIE GARCIA

Publication: Littleton Independent

First Publication Date: 06/13/2024

Last Publication Date: 07/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010090215

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0164-2024

NED Date: 04/05/2024 **Reception #:** E4019631
Original Sale Date: 08/07/2024
Deed of Trust Date: 08/18/2006 **Recording Date:** 08/28/2006 **Reception #:** B6123495
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 1, LEISURE LANDING SUBDIVISION FILING NO 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 15917 E 13TH AVE, AURORA, CO 80011-7289

Original Note Amt: \$157,500.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$141,885.39 **As Of:** 03/25/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6
Current Owner: KEISHA MOSLEY
Grantee (Lender On Deed of Trust): CAPITAL ACCESS MORTGAGE
Grantor (Borrower On Deed of Trust): KEISHA MOSLEY

Publication: Sentinel Colorado **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010094829 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0165-2024

NED Date: 04/05/2024 **Reception #:** E4019634
Original Sale Date: 08/07/2024
Deed of Trust Date: 04/07/2023 **Recording Date:** 04/11/2023 **Reception #:** E3023695
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A attached herewith

Address: 4601 South County Road 161, Strasburg, CO 80136

Original Note Amt: \$40,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$42,927.67 **As Of:** 03/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Om P. Garg
Current Owner: Eva Craig
Grantee (Lender On Deed of Trust): Om P. Garg
Grantor (Borrower On Deed of Trust): Eva Craig

Publication: Littleton Independent **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Om P. Garg
Attorney File Number: 4601 South County Road 161 **Phone:** (714)273-0402 **Fax:**

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Foreclosure Number: 0166-2024

NED Date: 04/05/2024 **Reception #:** E4019638
Original Sale Date: 08/07/2024
Deed of Trust Date: 05/12/2008 **Recording Date:** 05/14/2008 **Reception #:** B8055767
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL TAX ID NUMBER: 1975-33-3-18-026

Address: 17631 E Eastman Place, Aurora, CO 80013

Original Note Amt: \$177,443.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$147,461.64 **As Of:** 03/25/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: GAIL MCKINLEY MELTON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jonathan Melton

Publication: Sentinel Colorado **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027733 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0167-2024

NED Date: 04/05/2024 **Reception #:** E4019641
Original Sale Date: 08/07/2024
Deed of Trust Date: 12/20/2019 **Recording Date:** 12/23/2019 **Reception #:** D9141547
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 39, HOFFMAN TOWN, FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 1973-01-1-23-007

Address: 1137 Xanadu Street, Aurora, CO 80011

Original Note Amt: \$302,421.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$281,524.07 **As Of:** 03/26/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kevin Robert Maez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kevin Robert Maez

Publication: Sentinel Colorado **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-032078 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0168-2024

NED Date: 04/09/2024 **Reception #:** E4021128
Original Sale Date: 08/07/2024
Deed of Trust Date: 07/20/2022 **Recording Date:** 07/26/2022 **Reception #:** E2078813
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5 AND 6, BLOCK 7, WOLLENWEBER'S BROADWAY HEIGHTS SECOND ADDITION, THE WEST HALF OF BLOCK 7 AND THE EAST HALF OF BLOCK 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4320 S GALAPAGO STREET, ENGLEWOOD, CO 80110

Original Note Amt: \$350,001.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$355,715.44 **As Of:** 03/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: ZACHARY HARTMAN AND BRIANNA HARTMAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC
Grantor (Borrower On Deed of Trust) ZACHARY HARTMAN AND BRIANNA HARTMAN

Publication: Littleton Independent **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010093334 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0169-2024

NED Date: 04/09/2024 **Reception #:** E4021129
Original Sale Date: 08/07/2024
Deed of Trust Date: 06/15/2017 **Recording Date:** 06/22/2017 **Reception #:** D7069652
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 4360 S Andes Way Unit 101, Aurora, CO 80015

Original Note Amt: \$154,660.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$156,100.37 **As Of:** 03/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Courtney Lynn Heber
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for All Western Mortgage, Inc (NMLS#14210), its successors and assigns
Grantor (Borrower On Deed of Trust) Courtney Lynn Heber

Publication: Sentinel Colorado **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO22925 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0170-2024

NED Date: 04/09/2024 **Reception #:** E4021125
Original Sale Date: 08/07/2024
Deed of Trust Date: 03/10/2021 **Recording Date:** 03/16/2021 **Reception #:** E1043436
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1973 18 4 04 024

Address: 4848 E Kentucky Ave #F, Denver, CO 80246

Original Note Amt: \$273,946.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$258,979.25 **As Of:** 03/27/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Angela Martin AND Kenneth Lee Martin
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) Angela Martin AND Kenneth Lee Martin

Publication: Sentinel Colorado **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-032071 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0171-2024

NED Date: 04/09/2024 **Reception #:** E4021131
Original Sale Date: 08/07/2024
Deed of Trust Date: 10/02/2023 **Recording Date:** 10/09/2023 **Reception #:** E3069291
Re-Recording Date: **Re-Recorded #:**

Legal: Real property and improvements having a property address of 11901 East Harvard Avenue, Unit 204, Aurora, CO 80014, legally described on Exhibit A attached hereto, together with all its appurtenances (the "Property").

Address: 11901 East Harvard Avenue, Unit 204, Aurora, CO 80014

Original Note Amt: \$200,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$200,000.00 **As Of:** 03/28/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Mar Alas, LLC, a Colorado limited liability company
Current Owner: Douglas D. Dotson
Grantee (Lender On Deed of Trust): Mar Alas, LLC, a Colorado limited liability company
Grantor (Borrower On Deed of Trust) Douglas D. Dotson

Publication: Sentinel Colorado **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024
Attorney for Beneficiary: Hatch Ray Olsen Conant LLC
Attorney File Number: 11901 East Harvard Ave **Phone:** (303)298-1800 **Fax:**

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Foreclosure Number: 0172-2024

NED Date: 04/09/2024

Reception #: E4021132

Original Sale Date: 08/07/2024

Deed of Trust Date: 07/18/2003

Recording Date: 09/17/2003

Reception #: B3207381

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 2, TALLYN'S REACH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7116 FLAT ROCK COURT, AURORA, CO 80016

Original Note Amt: \$311,600.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$158,375.72

As Of: 04/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST

Current Owner: JEFFREY F KUSCHKE

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC

Grantor (Borrower On Deed of Trust) JEFFREY F KUSCHKE

Publication: Sentinel Colorado

First Publication Date: 06/13/2024

Last Publication Date: 07/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010048668

Phone: (303)350-3711

Fax: (303)813-1107