

Notices of Election and Demand Filed in Arapahoe County

From April 10, 2024 Through April 16, 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: 0173-2024

NED Date: 04/12/2024 **Reception #:** E4021960
Original Sale Date: 08/14/2024
Deed of Trust Date: 03/26/2020 **Recording Date:** 04/02/2020 **Reception #:** E0040015
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 3, VILLAGE EAST UNIT 2, SEVENTH FILING COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-23-3-20-003

Address: 1675 S Lansing Ct, Aurora, CO 80012

Original Note Amt: \$354,640.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$288,571.94 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SERVBANK, SB
Current Owner: Jeffrey James Holliday
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INTERCONTINENTAL CAPITAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Harold Weeks AND Jeffrey James Holliday

Publication: Sentinel Colorado **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-028922 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0175-2024

NED Date: 04/12/2024 **Reception #:** E4022169
Original Sale Date: 08/14/2024
Deed of Trust Date: 05/09/2022 **Recording Date:** 05/16/2022 **Reception #:** E2054070
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 3, SOUTHSHORE AT AURORA SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7354 S Scottsburg Way, Aurora, CO 80016-5463

Original Note Amt: \$250,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$250,105.00 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Premier Members Credit Union
Current Owner: Jacob Adkins, Adriel Fullwood
Grantee (Lender On Deed of Trust): Premier Members CU
Grantor (Borrower On Deed of Trust): Jacob Adkins, Adriel Fullwood

Publication: Sentinel Colorado **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024
Attorney for Beneficiary: Holst & Tehrani LLP
Attorney File Number: 7354 S Scottsburg Way **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: 0176-2024

NED Date: 04/12/2024 **Reception #:** E4021964
Original Sale Date: 08/14/2024
Deed of Trust Date: 11/12/2004 **Recording Date:** 11/18/2004 **Reception #:** B4201420
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 88, PINEY CREEK RANCHES, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19402 East Caley Drive, Centennial, CO 80016-1234

Original Note Amt: \$94,700.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$51,207.35 **As Of:** 04/03/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: William L Ricker and Wanda N Ricker
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): William L Ricker and Wanda N Ricker

Publication: Sentinel Colorado **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-24-987535-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0177-2024

NED Date: 04/12/2024 **Reception #:** E4022171
Original Sale Date: 08/14/2024
Deed of Trust Date: 08/18/2020 **Recording Date:** 08/25/2020 **Reception #:** E0110210
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 19, REPLAT 3 - PINEY CREEK FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16549 E Hialeah Drive, Centennial, CO 80015

Original Note Amt: \$637,500.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$231,177.95 **As Of:** 04/03/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Douglas C. Miller Trust dated March 17, 1997, as restated September 15, 2016
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Douglas C. Miller Trust dated March 17, 1997, as restated September 15, 2016

Publication: Sentinel Colorado **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-032123 **Phone:** (303)706-9990 **Fax:** (303)706-9994