

# Notices of Election and Demand Filed in Arapahoe County

From March 27, 2024 Through April 02, 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:** 0151-2024

**NED Date:** 03/29/2024      **Reception #:** E4018314  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 04/21/2006      **Recording Date:** 05/08/2006      **Reception #:** B6070398  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 6181 South County Road 189, Byers, CO 80103

**Original Note Amt:** \$185,000.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$129,916.75      **As Of:** 03/15/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Nationstar Mortgage LLC  
**Current Owner:** Kenneth L Slaven  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Kenneth L Slaven

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024

**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-23-963505-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0152-2024

**NED Date:** 03/29/2024      **Reception #:** E4018322  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 12/11/2019      **Recording Date:** 01/14/2020      **Reception #:** E0005614  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, FLOYDS HOLLY HILLS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2655 S. JASMINE STREET, DENVER, CO 80222

**Original Note Amt:** \$230,500.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$213,753.70      **As Of:** 03/18/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** ABEL VALDEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** ABEL VALDEZ

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010079192      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From March 27, 2024 Through April 02, 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:** 0153-2024

**NED Date:** 03/29/2024      **Reception #:** E4018298  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 06/09/2020      **Recording Date:** 06/17/2020      **Reception #:** E0072296  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 032389729

**Address:** 7336 South Xenia Circle #C, Centennial, CO 80112

**Original Note Amt:** \$227,700.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$196,465.83      **As Of:** 03/18/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC  
**Current Owner:** Naomi R. Peterson  
**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)** Naomi R. Peterson

**Publication:** Littleton Independent      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024

**Attorney for Beneficiary:** Janeway Law Firm, P.C.

**Attorney File Number:** 24-031963      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0154-2024

**NED Date:** 03/29/2024      **Reception #:** E4018302  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 11/18/2021      **Recording Date:** 11/19/2021      **Reception #:** E1178114  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 1, SOMERSET VILLAGE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 17333 E KANSAS PL, AURORA, CO 80017

**Original Note Amt:** \$332,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$324,895.13      **As Of:** 03/18/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** United Wholesale Mortgage, LLC  
**Current Owner:** MARY L BRENNAN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNITED WHOLESALE MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** MARY L BRENNAN

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010082113      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From March 27, 2024 Through April 02, 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:** 0155-2024

**NED Date:** 03/29/2024      **Reception #:** E4018308  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 09/30/2016      **Recording Date:** 10/06/2016      **Reception #:** D6113941  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 33, HOMESTEAD FARM, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7136 S Hudson Ct, Centennial, CO 80122

**Original Note Amt:** \$348,000.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$299,540.98      **As Of:** 03/19/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Andrea Zediker and Walter R. Zediker III  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Hallmark Home Mortgage, LLC., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Andrea Zediker and Walter R. Zediker III

**Publication:** Littleton Independent      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-24-986856-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0156-2024

**NED Date:** 03/29/2024      **Reception #:** E4018313  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 09/17/2018      **Recording Date:** 09/21/2018      **Reception #:** D8094083  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, TO WIT:  
LOT 1, BLOCK 2, AURORA HIGHLANDS SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TAX ID#1975-21-2-08-001

**Address:** 1106 S Rifle Cir, Aurora, CO 80017-4220

**Original Note Amt:** \$78,390.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$68,331.34      **As Of:** 03/19/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** Caren S. Caldwell  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Caren S. Caldwell

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-032038      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From March 27, 2024 Through April 02, 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:** 0157-2024

**NED Date:** 04/02/2024      **Reception #:** E4018713  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 10/19/2022      **Recording Date:** 10/25/2022      **Reception #:** E2106298  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 9, 10, 11 AND 12, BLOCK 15, AURORA, EXCEPT THE REAR 8 FEET THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1452-1454 IOLA ST, AURORA, CO 80010

**Original Note Amt:** \$346,500.00      **LoanType:** CONVENTIONAL      **Interest Rate:**  
**Current Amount:** \$346,500.00      **As Of:** 03/20/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ILLINOIS GENERAL INVESTMENT TRUST  
**Current Owner:** SEAN MANAGEMENT LLC  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MBOC, INC.  
**Grantor (Borrower On Deed of Trust)** SEAN MANAGEMENT, LLC

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010049716      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0158-2024

**NED Date:** 04/02/2024      **Reception #:** E4018736  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 09/10/2014      **Recording Date:** 09/15/2014      **Reception #:** D4085552  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 3, HIGHPOINT SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4249 South Biscay Circle, Aurora, CO 80013

**Original Note Amt:** \$213,018.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$183,156.64      **As Of:** 03/20/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guaranteed Rate, Inc.  
**Current Owner:** Lesley Michael Few and Sondra Grace Few  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns Lending, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Lesley Few and Sondra Few

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO21707      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From March 27, 2024 Through April 02, 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:** 0159-2024

**NED Date:** 04/02/2024      **Reception #:** E4018720  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 02/10/2020      **Recording Date:** 02/14/2020      **Reception #:** E0019344  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A HERETO AND INCORPORATED BY THIS REFERENCE.

**Address:** 9817 E Peakview, Englewood, CO 80111-5518

**Original Note Amt:** \$60,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$53,972.32      **As Of:** 03/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Kerry Dean Chandler AND Sherry Anne Newell-Chandler  
**Grantee (Lender On Deed of Trust):** Premier Members CU  
**Grantor (Borrower On Deed of Trust):** Kerry Dean Chandler AND Sherry Anne Newell-Chandler

**Publication:** Littleton Independent      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024

**Attorney for Beneficiary:** Holst & Tehrani LLP  
**Attorney File Number:** 9817 E PEAKVIEW AVE      **Phone:** (303)772-6666      **Fax:** (303)772-2822

**Foreclosure Number:** 0160-2024

**NED Date:** 04/02/2024      **Reception #:** E4018728  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 08/10/2022      **Recording Date:** 08/11/2022      **Reception #:** E2084609  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 1, BROADWAY ESTATES, FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6680 South Broadway, Centennial, CO 80121

**Original Note Amt:** \$1,400,000.00      **LoanType:** Commercial      **Interest Rate:**  
**Current Amount:** \$525,024.92      **As Of:** 03/20/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Community Banks of Colorado, a division of NBH Bank  
**Current Owner:** 6680 South Broadway LLC  
**Grantee (Lender On Deed of Trust):** Community Banks of Colorado, a Colorado Limited Liability Company  
**Grantor (Borrower On Deed of Trust):** 6680 South Broadway LLC

**Publication:** Littleton Independent      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch PC  
**Attorney File Number:** 1910-203      **Phone:** (303)329-3363      **Fax:**

# Notices of Election and Demand Filed in Arapahoe County

From March 27, 2024 Through April 02, 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:** 0161-2024

**NED Date:** 04/02/2024      **Reception #:** E4018740  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 12/05/2009      **Recording Date:** 12/15/2009      **Reception #:** B9134926  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 33, BLOCK 30, MEADOWOOD FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO  
A.P.N. : 1975-32-4-16-005

**Address:** 3352 SOUTH OURAY WAY, AURORA, CO 80013

**Original Note Amt:** \$159,890.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$111,288.26      **As Of:** 03/20/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANKUNITED N.A.  
**Current Owner:** Jerry Gomez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Jerry Gomez

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 16-012730      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0162-2024

**NED Date:** 04/02/2024      **Reception #:** E4018732  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 10/27/2017      **Recording Date:** 11/01/2017      **Reception #:** D7123858  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, BLOCK 2, SOUTHSHORE AT AURORA SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7371 S. Shady Grove Way, Aurora, CO 80016

**Original Note Amt:** \$466,346.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$369,692.54      **As Of:** 03/19/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Anna W Gonzalez and Joel Gonzalez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Inspire Home Loans Inc.  
**Grantor (Borrower On Deed of Trust)** Anna W Gonzalez and Joel Gonzalez

**Publication:** Sentinel Colorado      **First Publication Date:** 06/06/2024  
**Last Publication Date:** 07/04/2024  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 22CO00072-3      **Phone:** (720)259-6710      **Fax:** (720)259-6709