

# Notices of Election and Demand Filed in Arapahoe County

From January 08, 2025 Through January 14, 2025

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:** 0011-2025

**NED Date:** 01/10/2025 **Reception #:** E5002605  
**Original Sale Date:** 05/14/2025  
**Deed of Trust Date:** 11/24/2021 **Recording Date:** 11/29/2021 **Reception #:** E1181250  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 4, AURORA KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2571 South Salida Way, Aurora, CO 80013

**Original Note Amt:** \$525,309.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$506,553.21 **As Of:** 12/23/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC  
**Current Owner:** Skylar Noel Tyson and Jennifer Tyson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, a California Limited Liability Company, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Skylar Noel Tyson and Jennifer Tyson

**Publication:** Sentinel Colorado **First Publication Date:** 03/20/2025  
**Last Publication Date:** 04/17/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-24-1003118-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0012-2025

**NED Date:** 01/10/2025 **Reception #:** E5002606  
**Original Sale Date:** 05/14/2025  
**Deed of Trust Date:** 09/16/2022 **Recording Date:** 09/22/2022 **Reception #:** E2096905  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 5, SUMMER VALLEY SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 17122 E Kenyon Pl, Aurora, CO 80013

**Original Note Amt:** \$150,500.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$149,991.05 **As Of:** 12/26/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Security Service Federal Credit Union  
**Current Owner:** Mary E. Henley  
**Grantee (Lender On Deed of Trust):** Security Service Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Mary E. Henley and Sean Augustus Scott Henley

**Publication:** Sentinel Colorado **First Publication Date:** 03/20/2025  
**Last Publication Date:** 04/17/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-24-1005086-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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**Foreclosure Number:** 0013-2025

**NED Date:** 01/10/2025 **Reception #:** E5002610  
**Original Sale Date:** 05/14/2025  
**Deed of Trust Date:** 09/19/2022 **Recording Date:** 09/21/2022 **Reception #:** E2096596  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 16, EXCEPT THE WESTERLY 2.5 FEET AND EXCEPT THE EASTERLY 2 INCHES THEREOF, BLOCK 1, SUNRAY  
SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER: 1975-05-3-09-025

**Address:** 15311 E 8th Ave, Aurora, CO 80011

**Original Note Amt:** \$496,133.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$484,190.83 **As Of:** 12/24/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** ALAN JOSUE ZAZUETA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Alan Josue Zazueta

**Publication:** Sentinel Colorado **First Publication Date:** 03/20/2025  
**Last Publication Date:** 04/17/2025

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

**Attorney File Number:** 24-033722 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0014-2025

**NED Date:** 01/10/2025 **Reception #:** E5002609  
**Original Sale Date:** 05/14/2025  
**Deed of Trust Date:** 03/17/2011 **Recording Date:** 03/18/2011 **Reception #:** D1026330  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 8, DOVER SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2184 S WACO ST, AURORA, CO 80013

**Original Note Amt:** \$165,690.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$139,649.26 **As Of:** 12/27/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** FRANCIS TEAGUE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PEOPLES MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Francis Teague

**Publication:** Sentinel Colorado **First Publication Date:** 03/20/2025  
**Last Publication Date:** 04/17/2025

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

**Attorney File Number:** 17-016825 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** 0015-2025

**NED Date:** 01/14/2025 **Reception #:** E5003297  
**Original Sale Date:** 05/14/2025  
**Deed of Trust Date:** 01/11/2021 **Recording Date:** 01/22/2021 **Reception #:** E1011090  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN#: 034088806

**Address:** 9488 E Florida Ave Unit 2089, Denver, CO 80247

**Original Note Amt:** \$282,763.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$262,241.60 **As Of:** 12/16/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** CRUZ EDGAR HINOJOS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Cruz Edgar Hinojos

**Publication:** Sentinel Colorado **First Publication Date:** 03/20/2025  
**Last Publication Date:** 04/17/2025

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

**Attorney File Number:** 24-033708 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0016-2025

**NED Date:** 01/14/2025 **Reception #:** E5003296  
**Original Sale Date:** 05/14/2025  
**Deed of Trust Date:** 03/24/2023 **Recording Date:** 03/27/2023 **Reception #:** E3019245  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 931 S Zeno Way, Unit 106, Aurora, CO 80017

**Original Note Amt:** \$271,600.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$270,701.66 **As Of:** 12/30/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** DAVID O. OTIEGO  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust)** David O. Otiogo

**Publication:** Sentinel Colorado **First Publication Date:** 03/20/2025  
**Last Publication Date:** 04/17/2025

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

**Attorney File Number:** 24-032272 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** 0017-2025

**NED Date:** 01/14/2025

**Reception #:** E5003301

**Original Sale Date:** 05/14/2025

**Deed of Trust Date:** 10/02/2015

**Recording Date:** 10/07/2015

**Reception #:** D5114957

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 14, BLOCK 18, CONSERVATORY FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 20796 E Brunswick Pl, Aurora, CO 80013

**Original Note Amt:** \$308,849.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$192,368.07

**As Of:** 12/30/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** SERVBANK, SB

**Current Owner:** CHRISTOPHER D KINDRED AND KRISTIN M KINDRED

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE  
MONEY SOURCE DBA ENDEAVOR AMERICA LOAN SERVICES, ITS SUCCESSORS  
AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Christopher D Kindred AND Kristin M Kindred

**Publication:** Sentinel Colorado

**First Publication Date:** 03/20/2025

**Last Publication Date:** 04/17/2025

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

**Attorney File Number:** 24-033612

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** 0018-2025

<b>NED Date:</b>	01/14/2025	<b>Reception #:</b>	E5003300		
<b>Original Sale Date:</b>	05/14/2025				
<b>Deed of Trust Date:</b>	11/06/2020	<b>Recording Date:</b>	11/16/2020	<b>Reception #:</b>	E0158302
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 20, BLOCK 3, MILL RUN SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 031626366

**Address:** 4126 S Richfield Way, Aurora, CO 80013

<b>Original Note Amt:</b>	\$272,768.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$250,819.50	<b>As Of:</b>	12/30/2024	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	CHARLEEN ANN ROBINETTE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Charleen Ann Robinette

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	03/20/2025
		<b>Last Publication Date:</b>	04/17/2025

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

<b>Attorney File Number:</b>	23-029714	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** 0019-2025

<b>NED Date:</b>	01/14/2025	<b>Reception #:</b>	E5003294		
<b>Original Sale Date:</b>	05/14/2025				
<b>Deed of Trust Date:</b>	03/19/2020	<b>Recording Date:</b>	03/26/2020	<b>Reception #:</b>	E0037468
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 12, BLOCK 1, QUEENSBOROUGH SUBDIVISION THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL NUMBER: 1973-14-1-24-005

**Address:** 11494 E Center Ave, Aurora, CO 80012

<b>Original Note Amt:</b>	\$341,250.00	<b>LoanType:</b>	Conventional	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$311,259.17	<b>As Of:</b>	12/30/2024	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	FREEDOM MORTGAGE CORPORATION
<b>Current Owner:</b>	NIR SHAY
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Nir Shay

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	03/20/2025
		<b>Last Publication Date:</b>	04/17/2025

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

<b>Attorney File Number:</b>	24-033828	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** 0020-2025

**NED Date:** 01/14/2025

**Reception #:** E5003295

**Original Sale Date:** 05/14/2025

**Deed of Trust Date:** 06/23/2016

**Recording Date:** 06/27/2016

**Reception #:** D6067438

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** EAST 132 FEET OF THE SOUTH 1/2 OF TRACT 7, PAULA-DORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 9385 E Mexico Ave, Denver, CO 80247

**Original Note Amt:** \$378,000.00

**LoanType:** CONV

**Interest Rate:**

**Current Amount:** \$188,416.38

**As Of:** 12/30/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** FirstBank

**Current Owner:** Jose Sergio Hernandez-Sanchez

**Grantee (Lender On Deed of Trust):** FirstBank

**Grantor (Borrower On Deed of Trust):** Jose Sergio Hernandez-Sanchez

**Publication:** Sentinel Colorado

**First Publication Date:** 03/20/2025

**Last Publication Date:** 04/17/2025

**Attorney for Beneficiary:** Womble Bond Dickinson (US) LLP

**Attorney File Number:** 307912-00110

**Phone:** (303)628-9690

**Fax:**