

Notices of Election and Demand Filed in Arapahoe County

From January 15, 2025 Through January 21, 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: 0021-2025

NED Date:	01/17/2025	Reception #:	E5004050		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	03/26/2004	Recording Date:	03/30/2004	Reception #:	B4056142
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 3, BLOCK 5, THE FARM AT ARAPAHOE COUNTY FILING NO. 14, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17344 East Weaver Drive, Aurora, CO 80016

Original Note Amt:	\$292,800.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$145,827.16	As Of:	12/16/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-13CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-13CB
Current Owner:	Richard E King, Linda K King
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Richard E King, Linda K King

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-24-1003713-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0022-2025

NED Date: 01/17/2025 **Reception #:** E5004052
Original Sale Date: 05/21/2025
Deed of Trust Date: 03/25/2002 **Recording Date:** 04/02/2002 **Reception #:** B2060631
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 1, FIRST REPLAT OF SOUTHPARK SUBDIVISION FILING NUMBER 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2914 West Long Circle Unit C, Littleton, CO 80120

Original Note Amt: \$151,950.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$83,749.05 **As Of:** 12/16/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Arvest Bank
Current Owner: Wendy Ellis
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wachovia
Mortgage Corporation
Grantor (Borrower On Deed of Trust): Wendy Ellis

Publication: Littleton Independent **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00581-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0023-2025

NED Date: 01/17/2025 **Reception #:** E5004053
Original Sale Date: 05/21/2025
Deed of Trust Date: 12/04/2020 **Recording Date:** 12/08/2020 **Reception #:** E0170774
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 9, KINGSBOROUGH, 2ND SUBDIVISION, FILING UNIT 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2276 S Kittredge Way, Aurora, CO 80013

Original Note Amt: \$284,747.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$265,521.59 **As Of:** 12/20/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: JOHN HANSFORD AND CASEY HANSFORD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Casey Hansford AND John Hansford

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

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

Attorney File Number: 24-033058 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0024-2025

NED Date:	01/17/2025	Reception #:	E5004051	
Original Sale Date:	05/21/2025			
Deed of Trust Date:	03/29/2017	Recording Date:	04/04/2017	Reception #: D7037921
		Re-Recording Date		Re-Recorded #:

Legal: LOT 4, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11807 E KEPNER DR, AURORA, CO 80012-3292

Original Note Amt:	\$188,746.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$161,786.69	As Of:	01/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner:	BRUCK WOLDU
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust)	BRUCK WOLDU

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010331585	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0025-2025

NED Date:	01/17/2025	Reception #:	E5004059	
Original Sale Date:	05/21/2025			
Deed of Trust Date:	04/19/2021	Recording Date:	04/27/2021	Reception #: E1068876
		Re-Recording Date		Re-Recorded #:

Legal: LOT 22, GRAND VIEW ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 500 S FETZER ST, BYERS, CO 80103-9751

Original Note Amt:	\$326,821.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$304,746.69	As Of:	01/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	RUSSELL LYNN MANLEY
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEIGHBORHOOD LOANS, INC.
Grantor (Borrower On Deed of Trust)	RUSSELL LYNN MANLEY

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010335388	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0026-2025

NED Date:	01/17/2025	Reception #:	E5004058	
Original Sale Date:	05/21/2025			
Deed of Trust Date:	08/20/2021	Recording Date:	08/25/2021	Reception #: E1132941
		Re-Recording Date		Re-Recorded #:

Legal: LOT 2, BLOCK 10, RIDGEWOOD SUBDIVISION SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID: 2077-28-2-07-019

Address: 6811 S Spotswood St., Littleton, CO 80120

Original Note Amt:	\$261,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$244,129.66	As Of:	12/31/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner:	PATRICK MAZZA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK HENRY DELANO (A/K/A MARK H. DELANO, A/K/A MARK DELANO)
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Maleah Delano AND Mark H. Delano

Publication:	Littleton Independent	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

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

Attorney File Number:	24-033760	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0027-2025

NED Date:	01/21/2025	Reception #:	E5004406	
Original Sale Date:	05/21/2025			
Deed of Trust Date:	09/08/2021	Recording Date:	10/11/2021	Reception #: E1154262
		Re-Recording Date		Re-Recorded #:

Legal: LOT 6, BLOCK 2, FAIRWAY MEADOWS SUBDIVISION, FILING NUMBER 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 271 S Salem Ct, Aurora, CO 80012

Original Note Amt:	\$340,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$329,975.91	As Of:	12/18/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Chase D. Brotzman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Timothy L Brotzman

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-24-1004401-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0028-2025

NED Date: 01/21/2025 **Reception #:** E5004403
Original Sale Date: 05/21/2025
Deed of Trust Date: 06/06/2014 **Recording Date:** 06/16/2014 **Reception #:** D4051146
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, VILLAGE EAST, UNIT 3 - SECOND FILING, ACCORDING TO THE RECORDED PLAT THEREOF,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1429 S Lima St, Aurora, CO 80012

Original Note Amt: \$268,375.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$217,366.68 **As Of:** 12/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank National Association
Current Owner: Khadiga Ali Mohamed Gobara, Elmueiz Hamza Karar
Grantee (Lender On Deed of Trust): Compass Bank
Grantor (Borrower On Deed of Trust): Khadiga Ali Mohamed Gobara, Elmueiz Hamza Karar

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1003741-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0029-2025

NED Date: 01/21/2025 **Reception #:** E5004399
Original Sale Date: 05/21/2025
Deed of Trust Date: 02/04/2022 **Recording Date:** 02/08/2022 **Reception #:** E2015228
Re-Recording Date **Re-Recorded #:**

Legal: Please see Attached Exhibit A

Address: 13250 E Jewell Avenue, Aurora, CO 80012

Original Note Amt: \$112,100.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$112,100.00 **As Of:** 12/22/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner
Trustee of OBX 2022-NQM7 Trust
Current Owner: E Jewell 13250-203 LLC, A Colorado Limited Liability Company
Grantee (Lender On Deed of Trust): Investors Choice Funding, Inc., a Colorado limited liability company
Grantor (Borrower On Deed of Trust): E Jewell 13250-203 LLC, A Colorado Limited Liability Company

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1000351-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0030-2025

NED Date: 01/21/2025 **Reception #:** E5004404
Original Sale Date: 05/21/2025
Deed of Trust Date: 02/02/2021 **Recording Date:** 02/10/2021 **Reception #:** E1022844
Re-Recording Date: **Re-Recorded #:**

Legal: THE EAST 62.5 FEET OF LOTS 25 THROUGH 27, BLOCK 2, TERRY'S ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2797 S Delaware St, Englewood, CO 80110

Original Note Amt: \$319,186.00 **Loan Type:** FHA **Interest Rate:**
Current Amount: \$291,460.39 **As Of:** 01/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Kaitlyn A. Ashcraft, Leslie E. Baker, V
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Leslie E. Baker, V and Kaitlyn Baker who acquired title as Kaitlyn A. Ashcroft

Publication: Littleton Independent **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24100 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0031-2025

NED Date: 01/21/2025 **Reception #:** E5004392
Original Sale Date: 05/21/2025
Deed of Trust Date: 08/18/2020 **Recording Date:** 08/25/2020 **Reception #:** E0110102
Re-Recording Date: **Re-Recorded #:**

Legal: LOT FIVE (5), BLOCK FORTY-SEVEN (47), CENTENNIAL ACRES SEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2077-08-3-08-038

Address: 3328 W Monmouth Ave, Englewood, CO 80110-6337

Original Note Amt: \$300,000.00 **Loan Type:** Conventional **Interest Rate:**
Current Amount: \$274,016.25 **As Of:** 01/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Ashleigh Czarnek AND Michael H. Czarnek
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Ashleigh Czarnek AND Michael H. Czarnek

Publication: Littleton Independent **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

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

Attorney File Number: 24-033833 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0032-2025

NED Date: 01/21/2025 **Reception #:** E5004393
Original Sale Date: 05/21/2025
Deed of Trust Date: 10/17/2020 **Recording Date:** 12/10/2020 **Reception #:** E0172980
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, ROBERTS FARMS, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN#: 1981-26-1-02-004

Address: 2183 South Kyle Circle, Bennett, CO 80102-8514

Original Note Amt: \$342,083.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$315,629.19 **As Of:** 01/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: PEDRO PABLO IBARRA, PEDRO IBARRA ESCOBEDO
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) Pedro Ibarra Escobedo AND Pedro Pablo Ibarra

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

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

Attorney File Number: 24-033290 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0033-2025

NED Date: 01/21/2025 **Reception #:** E5004415
Original Sale Date: 05/21/2025
Deed of Trust Date: 06/22/2022 **Recording Date:** 06/29/2022 **Reception #:** E2070698
Re-Recording Date **Re-Recorded #:**

Legal: Lot 13, Block 10, Tollgate Village Subdivision Filing No. 3, County O Arapahoe, State of Colorado

Address: 1065 S. Lewiston Way, Aurora, CO 80017

Original Note Amt: \$72,000.00 **LoanType:** Open-End Credit **Interest Rate:**
Current Amount: \$69,145.00 **As Of:** 01/07/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Colorado Credit Union
Current Owner: Gary Allen Scott and Kelly Ann Scott
Grantee (Lender On Deed of Trust): Colorado Credit Union
Grantor (Borrower On Deed of Trust) Gary Allen Scott and Kelly Ann Scott

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Harry L. Simon, P.C.

Attorney File Number: CCU v. Scott **Phone:** (303)758-6601 **Fax:** (303)758-6540

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From January 15, 2025 Through January 21, 2025

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Foreclosure Number: 0034-2025

NED Date:	01/21/2025	Reception #:	E5004405		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	02/27/2004	Recording Date:	03/04/2004	Reception #:	B4040206
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 4, BLOCK 1, MISSION VIEJO SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15593 E. Princeton Avenue, Aurora, CO 80013

Original Note Amt:	\$198,300.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$311,621.65	As Of:	01/02/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	The Secretary of Veterans Affairs, an Officer of The United States
Current Owner:	Susan M. Albanese
Grantee (Lender On Deed of Trust):	1st Financial Services of Colorado, LLC
Grantor (Borrower On Deed of Trust)	Susan M. Albanese

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

Attorney for Beneficiary: Taherzadeh, P.L.L.C.

Attorney File Number:	Albanese 281-01030	Phone:	(469)729-6800	Fax:	(469)828-2772
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Foreclosure Number: 0035-2025

NED Date:	01/21/2025	Reception #:	E5004401		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	10/26/2019	Recording Date:	11/12/2019	Reception #:	D9122467
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 5, Block 9, J.E Roupp Second Addition Amended, County of Arapahoe, State of Colorado.

Address: 1360 Quari St, Aurora, CO 80011

Original Note Amt:	\$262,108.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$237,989.46	As Of:	01/07/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Citizens Bank, N.A.
Current Owner:	Justo Del Carmen Hernandez Carreta
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Justo Del Carmen Hernandez Carreta

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24135	Phone:	(303)274-0155	Fax:	(303)274-0159
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From January 15, 2025 Through January 21, 2025

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Foreclosure Number: 0036-2025

NED Date: 01/21/2025 **Reception #:** E5004447
Original Sale Date: 05/21/2025
Deed of Trust Date: 03/22/2022 **Recording Date:** 03/29/2022 **Reception #:** E2035314
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16743 E Kenyon Dr, Aurora, CO 80013

Original Note Amt: \$465,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$465,000.00 **As Of:** 01/07/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BFSR3, LLC
Current Owner: OBC Investments LLC
Grantee (Lender On Deed of Trust): BOOMERANG FINANCE SUB-REIT LLC, a Delaware limited liability company
Grantor (Borrower On Deed of Trust): OBC Investments LLC, A Colorado Limited Liability Company

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 4660-003 **Phone:** (303)329-3363 **Fax:**

Foreclosure Number: 0037-2025

NED Date: 01/21/2025 **Reception #:** E5004435
Original Sale Date: 05/21/2025
Deed of Trust Date: 03/14/2022 **Recording Date:** 03/18/2022 **Reception #:** E2031295
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3491 S PAGOSA WAY, AURORA, CO 80013-2067

Original Note Amt: \$350,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$337,400.31 **As Of:** 01/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner: DENISE BIGELOW
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust): DENISE BIGELOW AND KERRY L. DYLES

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010344158 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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From January 15, 2025 Through January 21, 2025

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Foreclosure Number: 0038-2025

NED Date: 01/21/2025 **Reception #:** E5004411
Original Sale Date: 05/21/2025
Deed of Trust Date: 01/22/2010 **Recording Date:** 01/25/2010 **Reception #:** D0007694
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, GREENWOOD HIGHLANDS FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4 Windover Road, Greenwood Village, CO 80121

Original Note Amt: \$417,000.00 **LoanType:** CONVENTIONAL/FHLMC **Interest Rate:**
Current Amount: \$293,253.44 **As Of:** 01/07/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Louise B Hoffman & Gregory J Hoffman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERs") as nominee for Coldwell Banker
Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Louise B Hoffman & Gregory J Hoffman

Publication: Littleton Independent **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-996081-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0039-2025

NED Date: 01/21/2025 **Reception #:** E5004400
Original Sale Date: 05/21/2025
Deed of Trust Date: 08/14/2017 **Recording Date:** 08/25/2017 **Reception #:** D7097244
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 27, DREAM HOUSE ACRES, THIRD FILING REVISED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6566 South Elizabeth Way, Centennial, CO 80121

Original Note Amt: \$50,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$30,323.00 **As Of:** 01/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Matthew Tyler Grooms, Nathan Bradley Grooms
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Carolyn J. Grooms

Publication: Littleton Independent **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 307913-00084 **Phone:** (303)628-9690 **Fax:**

Notices of Election and Demand Filed in Arapahoe County

From January 15, 2025 Through January 21, 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: 0040-2025

NED Date: 01/21/2025 **Reception #:** E5004412
Original Sale Date: 05/21/2025
Deed of Trust Date: 09/13/2006 **Recording Date:** 09/22/2006 **Reception #:** B6136445
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, WOODGATE SUBDIVISION FILING NO 11, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4853 SOUTH EAGLE CIRCLE, AURORA, CO 80015

Original Note Amt: \$290,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$338,264.35 **As Of:** 01/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17
Current Owner: SHENQUA M SMITH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK
Grantor (Borrower On Deed of Trust): KEVIN D SMITH AND SHENQUA M SMITH

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010326403 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0041-2025

NED Date: 01/21/2025 **Reception #:** E5004402
Original Sale Date: 05/21/2025
Deed of Trust Date: 07/26/2005 **Recording Date:** 07/29/2005 **Reception #:** B5112256
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16 AND NORTH 18 FEET OF LOT 17, BLOCK 6, DEL MAR AMENDED PLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1396 DEL MAR PKWY, AURORA, CO 80010

Original Note Amt: \$199,688.24 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$329,120.47 **As Of:** 01/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP ASSET COMPANY, INC.
Current Owner: CYNTHIA J BURKE AND VANESSA D SMITH
Grantee (Lender On Deed of Trust): HOUSEHOLD FINANCE CORPORATION III
Grantor (Borrower On Deed of Trust): CYNTHIA J. BURKE AND VANESSA D. SMITH

Publication: Sentinel Colorado **First Publication Date:** 03/27/2025
Last Publication Date: 04/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010333789 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From January 15, 2025 Through January 21, 2025

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Foreclosure Number: 0042-2025

NED Date:	01/21/2025	Reception #:	E5004407		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	07/22/2022	Recording Date:	07/25/2022	Reception #:	E2078464
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 102, BLOCK 1, CHAMBERS RIDGE FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 1975-29-2-19-102

Address: 2062 S. Helena Street #A, Aurora, CO 80013

Original Note Amt:	\$348,570.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$339,743.28	As Of:	01/07/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PLANET HOME LENDING, LLC
Current Owner:	MARCEL D VALLOT
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Marcel D Vallot

Publication:	Sentinel Colorado	First Publication Date:	03/27/2025
		Last Publication Date:	04/24/2025

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

Attorney File Number:	24-033789	Phone:	(303)706-9990	Fax:	(303)706-9994
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