

Notices of Election and Demand Filed in Arapahoe County

From January 22, 2025 Through January 28, 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: 0043-2025

NED Date:	01/24/2025	Reception #:	E5005473		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	03/31/2021	Recording Date:	03/31/2021	Reception #:	E1053850
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 2073-06-2-11-090

Address: 13762 E Lehigh Avenue B, Aurora, CO 80014

Original Note Amt:	\$238,620.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$221,516.56	As Of:	01/08/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	SELENE FINANCE LP
Current Owner:	Roger D Villeda
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Luminate Home Loans, Inc., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Roger D Villeda

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:	24-032748	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0044-2025

NED Date:	01/24/2025	Reception #:	E5005471		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	09/02/2016	Recording Date:	09/09/2016	Reception #:	D6101299
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 1, BLOCK 2, HALLCRAFTS VILLAGE EAST - SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 12097 E Mexico Avenue, Aurora, CO 80012

Original Note Amt:	\$510,000.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$238,660.76	As Of:	01/09/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	NANCY L. GRIMES, ROBERT L. GRIMES
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)	Nancy L. Grimes AND Robert L. Grimes

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:	25-033862	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0045-2025

NED Date: 01/24/2025 **Reception #:** E5005474
Original Sale Date: 05/21/2025
Deed of Trust Date: 09/15/2023 **Recording Date:** 09/22/2023 **Reception #:** E3065470
Re-Recording Date **Re-Recorded #:**

Legal: Lot Two (2), Block Sixty (60), Hoffman Town 5th Filing, County of Arapahoe, State of Colorado

Address: 870 Vaughn Street, Aurora, CO 80011-6668

Original Note Amt: \$160,000.00 **LoanType:** Residential **Interest Rate:**
Current Amount: \$160,000.00 **As Of:** 12/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Pinetree Financial Corporation
Current Owner: ERR LLC, a Colorado Limited Liability Company
Grantee (Lender On Deed of Trust): Pinetree Financial Corporation
Grantor (Borrower On Deed of Trust): ERR LLC, a Colorado Limited Liability Company

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

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney File Number: 27372.0013 **Phone:** (303) 33-39810 **Fax:** (303) 33-39786

Foreclosure Number: 0046-2025

NED Date: 01/24/2025 **Reception #:** E5005475
Original Sale Date: 05/21/2025
Deed of Trust Date: 11/05/2013 **Recording Date:** 11/07/2013 **Reception #:** D3137134
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 7, RIDGEVIEW GLEN SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3517 South Fundy Court, Aurora, CO 80013

Original Note Amt: \$230,152.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$193,756.96 **As Of:** 01/13/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: JASEN SWANSON, ZULEMA GARZA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
STEARNS LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jasen Swanson AND Zulema Garza

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: 24-031850 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0047-2025

NED Date:	01/24/2025	Reception #:	E5005472		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	01/25/2006	Recording Date:	02/08/2006	Reception #:	B6017574
		Re-Recording Date		Re-Recorded #:	

Legal: Legal Description Attached

Address: 6380 South Boston Street #271, Englewood, CO 80111

Original Note Amt:	\$129,960.00	LoanType:	Conventional Residential	Interest Rate:	
Current Amount:	\$79,945.06	As Of:	01/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association, as trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-3
Current Owner:	Janina B Zimmerman and Louis E Zimmerman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Janina B Zimmerman and Louis E Zimmerman

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-24-1003525-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0048-2025

NED Date:	01/24/2025	Reception #:	E5005476		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	03/24/2023	Recording Date:	03/31/2023	Reception #:	E3021218
		Re-Recording Date	11/06/2023	Re-Recorded #:	E3075962

Legal: LOT 6, BLOCK 1, STONETREE ON SMOKY HILL SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21261 E SMOKY HILL RD, AURORA, CO 80015

Original Note Amt:	\$603,860.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$594,973.43	As Of:	01/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	VITO MUSTAHAR AND RINA SIMBOLON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC
Grantor (Borrower On Deed of Trust)	RINA H SIMBOLON AND VITO MUSTAHAR

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:	00000010335362	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0049-2025

NED Date: 01/28/2025 **Reception #:** E5006128
Original Sale Date: 05/21/2025
Deed of Trust Date: 03/31/2022 **Recording Date:** 03/31/2022 **Reception #:** E2036774
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 14, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2574 S RIFLE ST, AURORA, CO 80013

Original Note Amt: \$280,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$294,210.88 **As Of:** 01/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: ALFRED ALVAREZ III
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLEY AS NOMINEE
FOR BAY EQUITY LLC
Grantor (Borrower On Deed of Trust): ALFRED ALVAREZ III

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: 00000010344760 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0050-2025

NED Date: 01/28/2025 **Reception #:** E5006134
Original Sale Date: 05/21/2025
Deed of Trust Date: 11/04/2005 **Recording Date:** 11/17/2005 **Reception #:** B5173345
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 50, HOFFMAN TOWN SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 739 REVERE ST, AURORA, CO 80011-6622

Original Note Amt: \$144,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$113,956.19 **As Of:** 01/14/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: GERTRUDE A GAMBLE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
COUNTRYWIDE HOME LOANS, INC.
Grantor (Borrower On Deed of Trust): GERTRUDE A GAMBLE

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: 00000010346658 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0051-2025

NED Date:	01/28/2025	Reception #:	E5006136		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	12/20/2021	Recording Date:	12/28/2021	Reception #:	E1193544
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 1, BLOCK 22, BROADMOOR FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5971 S Crestview St, Littleton, CO 80120-2846

Original Note Amt:	\$476,250.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$455,951.46	As Of:	01/15/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Erin E Jorgenson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Erin E Jorgenson

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-24-1005349-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0052-2025

NED Date:	01/28/2025	Reception #:	E5006132		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	05/27/2003	Recording Date:	06/26/2003	Reception #:	B3136456
		Re-Recording Date	03/03/2004	Re-Recorded #:	B4038864

Legal: LOTS 41 AND 42, BLOCK 16, COLFAX VILLA RE-SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-03-4-09-012

Address: 921-923 Emporia Street, Aurora, CO 80010

Original Note Amt:	\$100,500.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$47,549.90	As Of:	01/08/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Current Owner:	WILBUR ARNOLD YOUNG
Grantee (Lender On Deed of Trust):	NEW CENTURY MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust)	Wilbur Arnold Young

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:	24-031786	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0053-2025

NED Date:	01/28/2025	Reception #:	E5006133		
Original Sale Date:	05/21/2025				
Deed of Trust Date:	05/28/1996	Recording Date:	12/11/1996	Reception #:	A6155947
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 87, BLOCK 2, SUNSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1611 SOUTH IDALIA CIRCLE #B, AURORA, CO 80017

Original Note Amt:	\$71,298.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$34,934.25	As Of:	01/16/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES
Current Owner:	LINDA C WILSON
Grantee (Lender On Deed of Trust):	COUNTRYWIDE HOME LOANS, INC.
Grantor (Borrower On Deed of Trust)	LINDA C WILSON

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:	00000010334449	Phone:	(303)350-3711	Fax:	(303)813-1107
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