

Notices of Election and Demand Filed in Arapahoe County

From January 01, 2025 Through January 07, 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: 0001-2025

NED Date:	01/03/2025	Reception #:	E5000628		
Original Sale Date:	05/07/2025				
Deed of Trust Date:	03/08/2004	Recording Date:	03/16/2004	Reception #:	B4046395
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED EXHIBIT A

Address: 14304 E. Hawaii Cir Unit C, Aurora, CO 80012

Original Note Amt:	\$46,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$22,048.81	As Of:	12/17/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	Wells Fargo Bank, N.A
Current Owner:	Fred C Gottschalk
Grantee (Lender On Deed of Trust):	World Savings Bank, FSB
Grantor (Borrower On Deed of Trust)	Fred C Gottschalk

Publication:	Sentinel Colorado	First Publication Date:	03/13/2025
		Last Publication Date:	04/10/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-24-1003993-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0002-2025

NED Date:	01/03/2025	Reception #:	E5000624		
Original Sale Date:	05/07/2025				
Deed of Trust Date:	11/20/2009	Recording Date:	12/03/2009	Reception #:	B9130747
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 15, BLOCK 3, PINEY CREEK FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5365 South Olathe Circle, Centennial, CO 80015

Original Note Amt:	\$245,518.01	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$176,193.08	As Of:	12/19/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	UBS BANK USA
Current Owner:	Herbert G Pratt, III
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UBS AG, TAMPA BRANCH, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Herbert G Pratt, III

Publication:	Sentinel Colorado	First Publication Date:	03/13/2025
		Last Publication Date:	04/10/2025

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

Attorney File Number:	24-033120	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0003-2025

NED Date: 01/07/2025

Reception #: E5001401

Original Sale Date: 05/07/2025

Deed of Trust Date: 01/17/2002

Recording Date: 02/04/2002

Reception #: B2022058

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 1, ALTON PARK FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 9305 EAST ARIZONA PLACE, DENVER, CO 80231

Original Note Amt: \$208,800.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$142,105.09

As Of: 12/19/2024

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., FORMERLY KNOWN AS THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSOR AND ASSIGNS OF BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2002-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES

Current Owner: ERROLL GIDDINGS AND MARION GIDDINGS

Grantee (Lender On Deed of Trust): PEOPLE'S CHOICE HOME LOAN, INC.

Grantor (Borrower On Deed of Trust) ERROLL GIDDINGS AND MARION GIDDINGS

Publication: Sentinel Colorado

First Publication Date: 03/13/2025

Last Publication Date: 04/10/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010323921

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0004-2025

NED Date:	01/07/2025	Reception #:	E5001403		
Original Sale Date:	05/07/2025				
Deed of Trust Date:	06/10/2016	Recording Date:	06/16/2016	Reception #:	D6063533
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 60, THE HILLS AT CHERRY CREEK FILING THREE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 10953 E Crestline Avenue, Englewood, CO 80111

Original Note Amt:	\$938,250.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$328,989.54	As Of:	12/20/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Harsh Raval AND Padmaja Raval
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Harsh Raval AND Padmaja Raval

Publication:	Littleton Independent	First Publication Date:	03/13/2025
		Last Publication Date:	04/10/2025

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

Attorney File Number:	24-033609	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0005-2025

NED Date:	01/07/2025	Reception #:	E5001392		
Original Sale Date:	05/07/2025				
Deed of Trust Date:	02/02/2023	Recording Date:	02/09/2023	Reception #:	E3008271
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 14215 E Marina Dr, Aurora, CO 80014

Original Note Amt:	\$591,000.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$175,774.00	As Of:	12/20/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	Robert Jirschele
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Robert Jirschele

Publication:	Sentinel Colorado	First Publication Date:	03/13/2025
		Last Publication Date:	04/10/2025

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

Attorney File Number:	24-033728	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0006-2025

NED Date: 01/07/2025 **Reception #:** E5001395
Original Sale Date: 05/07/2025
Deed of Trust Date: 12/11/2020 **Recording Date:** 12/11/2020 **Reception #:** E0174447
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 5, SOUTHWIND SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7232 S SHERMAN ST, CENTENNIAL, CO 80122-1158

Original Note Amt: \$240,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$220,420.30 **As Of:** 12/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: REGINA BALAGUL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
NORTHPOINTE BANK
Grantor (Borrower On Deed of Trust): REGINA BALAGUL

Publication: Littleton Independent **First Publication Date:** 03/13/2025
Last Publication Date: 04/10/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010325991 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0007-2025

NED Date: 01/07/2025 **Reception #:** E5001404
Original Sale Date: 05/07/2025
Deed of Trust Date: 03/15/2010 **Recording Date:** 03/15/2010 **Reception #:** D0024807
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 22, BLOCK 14, COUNTRY LANE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2597 SOUTH TRUCKEE WAY, AURORA, CO 80013

Original Note Amt: \$179,193.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$125,654.32 **As Of:** 12/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: TANIA MORRIS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
ACADEMY MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): TANIA MORRIS

Publication: Sentinel Colorado **First Publication Date:** 03/13/2025
Last Publication Date: 04/10/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010325082 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0008-2025

NED Date:	01/07/2025	Reception #:	E5001405		
Original Sale Date:	05/07/2025				
Deed of Trust Date:	12/07/2017	Recording Date:	12/13/2017	Reception #:	D7140515
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 11, BLOCK 6, SMOKY HILL 400, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17422 EAST PROGRESS DRIVE, CENTENNIAL, CO 80015

Original Note Amt:	\$388,824.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$324,291.96	As Of:	12/23/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	FLAGSTAR BANK, N.A.
Current Owner:	DONALD R CORN AND LINDA M CORN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CBC NATIONAL BANK
Grantor (Borrower On Deed of Trust)	DONALD R CORN AND LINDA M CORN

Publication:	Sentinel Colorado	First Publication Date:	03/13/2025
		Last Publication Date:	04/10/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010336683	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0009-2025

NED Date:	01/07/2025	Reception #:	E5001398		
Original Sale Date:	05/07/2025				
Deed of Trust Date:	10/06/2021	Recording Date:	10/13/2021	Reception #:	E1156667
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 31, BLOCK 3, WHEATLANDS SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 2071-20-2-22-031

Address: 25206 E Lake Dr, Aurora, CO 80016

Original Note Amt:	\$548,229.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$518,148.46	As Of:	12/23/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Bernardo Manuel Salas De Santiago
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Bernardo Manuel Salas De Santiago

Publication:	Sentinel Colorado	First Publication Date:	03/13/2025
		Last Publication Date:	04/10/2025

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

Attorney File Number:	24-033732	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0010-2025

NED Date: 01/07/2025

Reception #: E5001400

Original Sale Date: 05/07/2025

Deed of Trust Date: 07/08/2021

Recording Date: 07/13/2021

Reception #: E1110233

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 6, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 031514240

Address: 2773 S Uravan Street, Aurora, CO 80013

Original Note Amt: \$466,396.00

LoanType: FHA

Interest Rate:

Current Amount: \$438,291.13

As Of: 12/23/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jennifer Santana AND William Acosta

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) Jennifer Santana AND William Acosta

Publication: Sentinel Colorado

First Publication Date: 03/13/2025

Last Publication Date: 04/10/2025

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

Attorney File Number: 24-033748

Phone: (303)706-9990

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