

Notices of Election and Demand Filed in Arapahoe County

From September 25, 2024 Through October 01, 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: 0428-2024

NED Date: 09/27/2024

Reception #: E4063000

Original Sale Date: 01/29/2025

Deed of Trust Date: 05/04/2023

Recording Date: 05/08/2023

Reception #: E3030627

Re-Recording Date

Re-Recorded #:

Legal: See Exhibit A

Address: 69024 East Harvard Avenue, Byers, CO 80103

Original Note Amt: \$600,000.00

LoanType: Commercial

Interest Rate:

Current Amount: \$600,000.00

As Of: 09/17/2024

Interest Type: Fixed

Current Lender (Beneficiary): Sconset Resources Corporation

Current Owner: Christine Carole Groethe

Grantee (Lender On Deed of Trust): Sconset Resources Corporation

Grantor (Borrower On Deed of Trust) Christine Carole Groethe

Publication: Sentinel Colorado

First Publication Date: 12/05/2024

Last Publication Date: 01/02/2025

Attorney for Beneficiary: Martin A. Bloom

Attorney File Number: 5473540

Phone: (303)808-6859

Fax:

Foreclosure Number: 0429-2024

NED Date: 09/27/2024

Reception #: E4062992

Original Sale Date: 01/29/2025

Deed of Trust Date: 05/17/2004

Recording Date: 05/25/2004

Reception #: B4094685

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 3, ARAPAHOE ACRES SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2940 South Lafayette Drive, Englewood, CO 80113

Original Note Amt: \$250,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$217,568.70

As Of: 09/18/2024

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6

Current Owner: Mickey Handler, Mary Encinas-Handler

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERs") as nominee for America's Wholesale Lender, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Mickey Handler, Mary Encinas-Handler

Publication: Littleton Independent

First Publication Date: 12/05/2024

Last Publication Date: 01/02/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-997505-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0430-2024

NED Date: 10/01/2024

Reception #: E4063763

Original Sale Date: 01/29/2025

Deed of Trust Date: 11/08/2019

Recording Date: 11/12/2019

Reception #: D9122386

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 1, ADONEA SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 034663681

Address: 25811 E 5th Place, Aurora, CO 80018

Original Note Amt: \$382,936.00

LoanType: FHA

Interest Rate:

Current Amount: \$353,404.19

As Of: 09/19/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Ryan Arthur Lowden

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MIDWEST EQUITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Ryan Arthur Lowden

Publication: Sentinel Colorado

First Publication Date: 12/05/2024

Last Publication Date: 01/02/2025

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

Attorney File Number: 24-033103

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0431-2024

NED Date: 10/01/2024

Reception #: E4063764

Original Sale Date: 01/29/2025

Deed of Trust Date: 03/25/2020

Recording Date: 04/03/2020

Reception #: E0040566

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND
IS DESCRIBED AS FOLLOWS: LOT 18, QUINCY ACRES.
PARCEL ID: 031987636

Address: 4348 S Jason St, Englewood, CO 80110

Original Note Amt: \$510,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$139,799.38

As Of: 09/19/2024

Interest Type: Fixed

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC

Current Owner: Charles E. Brockman, Jr.

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONE
REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Charles E. Brockman, Jr.

Publication: Littleton Independent

First Publication Date: 12/05/2024

Last Publication Date: 01/02/2025

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

Attorney File Number: 24-032982

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0432-2024

NED Date: 10/01/2024

Reception #: E4063761

Original Sale Date: 01/29/2025

Deed of Trust Date: 05/31/2019

Recording Date: 06/03/2019

Reception #: D9051665

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 1, SAN FRANCISCO FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14212 E Hawaii Circle Unit D, Aurora, CO 80012

Original Note Amt: \$211,596.00

LoanType: FHA

Interest Rate:

Current Amount: \$195,917.37

As Of: 09/20/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Denise Blue

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) Denise Blue

Publication: Sentinel Colorado

First Publication Date: 12/05/2024

Last Publication Date: 01/02/2025

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

Attorney File Number: 24-033143

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0433-2024

NED Date: 10/01/2024

Reception #: E4063765

Original Sale Date: 01/29/2025

Deed of Trust Date: 11/14/2006

Recording Date: 11/27/2006

Reception #: B6166351

Re-Recording Date

Re-Recorded #:

Legal: LOT 79, BLOCK 5, HERITAGE VILLAGE FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5978 SOUTH EUDORA CT, CENTENNIAL, CO 80121

Original Note Amt: \$326,250.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$381,627.43

As Of: 09/20/2024

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS
SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-AMC2

Current Owner: NOEL D MILLER

Grantee (Lender On Deed of Trust): ARGENT MORTGAGE COMPANY, LLC

Grantor (Borrower On Deed of Trust) NOEL D MILLER

Publication: Littleton Independent

First Publication Date: 12/05/2024

Last Publication Date: 01/02/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010248334

Phone: (303)350-3711

Fax: (303)813-1107

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