

Notices of Election and Demand Filed in Arapahoe County

From October 16, 2024 Through October 22, 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: 0395-2024 **Restarted**

NED Date: 10/18/2024 **Reception #:** E4067981
Original Sale Date: 02/19/2025
Deed of Trust Date: 09/12/2023 **Recording Date:** 09/18/2023 **Reception #:** E3064027
Re-Recording Date **Re-Recorded #:**

Legal: Lot 10, Block 2, Traditions Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

Address: 25572 East 5th Place, Aurora, CO 80018

Original Note Amt: \$393,250.00 **LoanType:** COM **Interest Rate:**
Current Amount: \$392,002.97 **As Of:** 08/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for ISV Trust 1A
Current Owner: Michelle Deon Lee
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for New American Funding, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Michelle Deon Lee

Publication: Sentinel Colorado **First Publication Date:** 12/26/2024
Last Publication Date: 01/23/2025
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO23159 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0451-2024

NED Date: 10/18/2024 **Reception #:** E4067983
Original Sale Date: 02/19/2025
Deed of Trust Date: 02/09/2022 **Recording Date:** 02/16/2022 **Reception #:** E2018806
Re-Recording Date **Re-Recorded #:**

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

Address: 16720 East Iliff Avenue, Aurora, CO 80013

Original Note Amt: \$1,700,000.00 **LoanType:** Private **Interest Rate:**
Current Amount: \$5,000,000.00 **As Of:** 09/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Indicate Capital Fund 1, LLC
Current Owner: S&S Buckeye Holding, LLC
Grantee (Lender On Deed of Trust): Indicate Capital Fund 1, LLC
Grantor (Borrower On Deed of Trust) S&S Buckeye Holding, LLC

Publication: Sentinel Colorado **First Publication Date:** 12/26/2024
Last Publication Date: 01/23/2025
Attorney for Beneficiary: Burns, Wall and Mueller, P.C.
Attorney File Number: 5159-67 **Phone:** (303)830-7000 **Fax:** (303)830-6708

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Foreclosure Number: 0452-2024

NED Date: 10/18/2024

Reception #: E4067969

Original Sale Date: 02/19/2025

Deed of Trust Date: 07/25/2005

Recording Date: 08/03/2005

Reception #: B5114262

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, BLOCK 1, AURORA HIGHLANDS FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1975-28-2-01-026

Address: 17409 E Asbury Circle, Aurora, CO 80013

Original Note Amt: \$160,000.00

Loan Type: Conventional

Interest Rate:

Current Amount: \$183,469.77

As Of: 10/04/2024

Interest Type: Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates

Current Owner: NICOLE A. YOUNG

Grantee (Lender On Deed of Trust): NEW CENTURY MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust) Nicole A. Young

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

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

Attorney File Number: 20-024680

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0453-2024

NED Date: 10/18/2024

Reception #: E4067970

Original Sale Date: 02/19/2025

Deed of Trust Date: 07/28/2006

Recording Date: 08/02/2006

Reception #: B6111039

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 34, SOUTHGLENN - FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7173 S Clarkson Street, Centennial, CO 80122-1223

Original Note Amt: \$254,800.00

Loan Type: Conventional

Interest Rate:

Current Amount: \$262,043.34

As Of: 10/04/2024

Interest Type: Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT3

Current Owner: SANDRA L. SCHOOB

Grantee (Lender On Deed of Trust): OPTION ONE MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust) Sandra L. Schoob

Publication: Littleton Independent

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

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

Attorney File Number: 24-033242

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0454-2024

NED Date: 10/18/2024

Reception #: E4067971

Original Sale Date: 02/19/2025

Deed of Trust Date: 01/08/2021

Recording Date: 01/14/2021

Reception #: E1007082

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 1, CHAMBERS HEIGHTS, FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 781 Dawson Street, Aurora, CO 80011

Original Note Amt: \$270,000.00

LoanType: FNMA

Interest Rate:

Current Amount: \$251,563.14

As Of: 10/08/2024

Interest Type: Fixed

Current Lender (Beneficiary): Regions Bank d/b/a Regions Mortgage

Current Owner: Brian Langer and Lindsey Langer

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Amerifirst Financial, Inc.

Grantor (Borrower On Deed of Trust) Brian Langer and Lindsey Langer

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO240063

Phone: (303)353-2965

Fax: (303)632-8183

Foreclosure Number: 0455-2024

NED Date: 10/18/2024

Reception #: E4067966

Original Sale Date: 02/19/2025

Deed of Trust Date: 03/04/2022

Recording Date: 03/18/2022

Reception #: E2030983

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 3, HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 27042 E Long Cir, Aurora, CO 80016

Original Note Amt: \$1,198,625.00

LoanType: Unknown

Interest Rate:

Current Amount: \$1,149,837.11

As Of: 09/25/2024

Interest Type: Fixed

Current Lender (Beneficiary): Great Lakes Credit Union

Current Owner: Amy Lore and Bryan Lore

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The Anderson Financial Group, Inc.

Grantor (Borrower On Deed of Trust) Amy Lore and Bryan Lore

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00410-1

Phone: (720)259-6710

Fax: (720)259-6709

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Foreclosure Number: 0456-2024

NED Date: 10/18/2024

Reception #: E4067979

Original Sale Date: 02/19/2025

Deed of Trust Date: 09/08/2015

Recording Date: 10/23/2015

Reception #: D5122296

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 313 West Lehow Avenue 21, Englewood, CO 80110

Original Note Amt: \$88,000.00

LoanType: FNMA

Interest Rate:

Current Amount: \$94,216.55

As Of: 10/08/2024

Interest Type: Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing

Current Owner: Lindsay M. Theobold

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationstar Mortgage LLC, dba Greenlight Loans, its successors and assigns

Grantor (Borrower On Deed of Trust) Lindsay M. Theobold

Publication: Littleton Independent

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23806

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0457-2024

NED Date: 10/18/2024

Reception #: E4067980

Original Sale Date: 02/19/2025

Deed of Trust Date: 12/01/2021

Recording Date: 12/08/2021

Reception #: E1186199

Re-Recording Date

Re-Recorded #:

Legal: The Land referred to herein below is situated in the City of AURORA, County of ARAPAHOE, State of Colorado, and is described as follows: LOT 6 BLK 3 SABLERIDGE SUB 1ST FLG

Address: 14293 E Idaho Dr, Aurora, CO 80012

Original Note Amt: \$300,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$300,000.00

As Of: 09/26/2024

Interest Type: Fixed

Current Lender (Beneficiary): BMO Bank N.A.

Current Owner: Mason M. Mikeal AKA Mason Matthew Mikeal

Grantee (Lender On Deed of Trust): Bank of the West, a California state banking corporation

Grantor (Borrower On Deed of Trust) Mason M. Mikeal AKA Mason Matthew Mikeal

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00409-1

Phone: (720)259-6710

Fax: (720)259-6709

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Foreclosure Number: 0458-2024

NED Date: 10/22/2024

Reception #: E4068649

Original Sale Date: 02/19/2025

Deed of Trust Date: 03/31/2022

Recording Date: 04/06/2022

Reception #: E2038686

Re-Recording Date

Re-Recorded #:

Legal: Lot 16, Block 3, Highpoint Subdivision Filing No. 10, County of Arapahoe, State of Colorado.

Address: 19598 E Purdue Pl, Aurora, CO 80013

Original Note Amt: \$80,000.00

LoanType: Revolving Credit

Interest Rate:

Current Amount: \$80,082.00

As Of: 09/03/2024

Interest Type: Fixed

Current Lender (Beneficiary): Ent Credit Union

Current Owner: Quintin Field

Grantee (Lender On Deed of Trust): Ent Credit Union

Grantor (Borrower On Deed of Trust) Quintin Field

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: Susemihl, Mcdermott & Downie, PC

Attorney File Number: Ent/Field PMS

Phone: (719)579-6500

Fax: (719)579-9339

Foreclosure Number: 0459-2024

NED Date: 10/22/2024

Reception #: E4068654

Original Sale Date: 02/19/2025

Deed of Trust Date: 10/01/2016

Recording Date: 11/07/2016

Reception #: D6127792

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 6, AMENDED PLAT OF A PORTION OF INNSBRUCK IN AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12010 East Harvard Avenue, Aurora, CO 80014

Original Note Amt: \$136,278.00

LoanType: VA

Interest Rate:

Current Amount: \$113,379.87

As Of: 10/09/2024

Interest Type: Fixed

Current Lender (Beneficiary): JMAC Lending, Inc.

Current Owner: Rogers L. Thomas

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for JMAC Lending, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Rogers L. Thomas

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23658

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0460-2024

NED Date: 10/22/2024

Reception #: E4068657

Original Sale Date: 02/19/2025

Deed of Trust Date: 07/20/2021

Recording Date: 07/26/2021

Reception #: E1116916

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 48, THE CONSERVATORY SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3081 S. Jericho Way, Aurora, CO 80013

Original Note Amt: \$559,675.00

LoanType: FHA

Interest Rate:

Current Amount: \$537,811.25

As Of: 10/10/2024

Interest Type: Fixed

Current Lender (Beneficiary): Planet Home Lending, LLC

Current Owner: Jonathan Breeden

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) Jonathan Breeden

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: MESSNER REEVES LLP

Attorney File Number: 9069.0015

Phone: (303)623-4806

Fax:

Foreclosure Number: 0461-2024

NED Date: 10/22/2024

Reception #: E4068659

Original Sale Date: 02/19/2025

Deed of Trust Date: 04/05/2017

Recording Date: 04/12/2017

Reception #: D7041386

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 197519117006

Address: 14892 E Kansas Pl, Aurora, CO 80012

Original Note Amt: \$322,059.00

LoanType: FHA

Interest Rate:

Current Amount: \$273,842.71

As Of: 10/10/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Moustafa Alidou

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M2 LENDING SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Moustafa Alidou

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

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

Attorney File Number: 19-022860

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0462-2024

NED Date: 10/22/2024

Reception #: E4068655

Original Sale Date: 02/19/2025

Deed of Trust Date: 06/16/2023

Recording Date: 06/21/2023

Reception #: E3041769

Re-Recording Date

Re-Recorded #:

Legal: See Attached Exhibit A

Address: 14142 East Colorado Drive #204, Aurora, CO 80012

Original Note Amt: \$242,673.00

LoanType: FHA

Interest Rate:

Current Amount: \$240,777.72

As Of: 10/10/2024

Interest Type: Fixed

Current Lender (Beneficiary): MidFirst Bank

Current Owner: Shayne Travis Lowe and Ann Gagliardi

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Financing Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Shayne Travis Lowe and Ann Gagliardi

Publication: Sentinel Colorado

First Publication Date: 12/26/2024

Last Publication Date: 01/23/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-999042-LL

Phone: (877)369-6122

Fax: (866)894-7369