

# Notices of Election and Demand Filed in Arapahoe County

From October 23, 2024 Through October 29, 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:** 0463-2024

**NED Date:** 10/25/2024

**Reception #:** E4069614

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 05/29/2020

**Recording Date:** 06/02/2020

**Reception #:** E0064991

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 25, BLOCK 11, SEVEN LAKES SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3328 S Danube St, Aurora, CO 80013

**Original Note Amt:** \$378,100.00

**LoanType:** FHLMC

**Interest Rate:**

**Current Amount:** \$354,357.00

**As Of:** 10/14/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.

**Current Owner:** Brittany Marsh

**Grantee (Lender On Deed of Trust):** U.S. Bank National Association

**Grantor (Borrower On Deed of Trust):** Ali Jaffri and Brittany Marsh

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO23740

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0464-2024

**NED Date:** 10/25/2024

**Reception #:** E4069623

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 06/25/2022

**Recording Date:** 07/05/2022

**Reception #:** E2072032

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** A PARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF ARAPHAOE, WITH A SITUS ADDRESS OF 1758 S IOLA ST, AURORA, CO 80012-5013 C0001 CURRENTLY OWNED BY KING CLEVELAND K HAVING A TAX ASSESSOR NUMBER OF 1973-23-3-08-009 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS LOT 5 BLK 12 VILLAGE EAST UNIT 2A AND DESCRIBED IN DOCUMENT NUMBER D9020823 DATE 02/20/2019 AND RECORDED 03/12/2019.

**Address:** 1758 S IOLA ST, AURORA, CO 80012

**Original Note Amt:** \$50,000.00

**LoanType:** CONVENTIONAL

**Interest Rate:**

**Current Amount:** \$51,221.27

**As Of:** 10/10/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Coastal Community Bank c/o Aven Financial, Inc.

**Current Owner:** CLEVELAND K KING

**Grantee (Lender On Deed of Trust):** COASTAL COMMUNITY BANK

**Grantor (Borrower On Deed of Trust):** CLEVELAND K KING

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010224079

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** 0465-2024

**NED Date:** 10/25/2024

**Reception #:** E4069610

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 11/12/2010

**Recording Date:** 11/15/2010

**Reception #:** D0117565

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 70, BLOCK 2, HERITAGE GREENS SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 7744 S Elm Crt, Centennial, CO 80122

**Original Note Amt:** \$369,750.00

**LoanType:** CONV

**Interest Rate:**

**Current Amount:** \$252,901.85

**As Of:** 10/14/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner  
Trustee For VRMTG Asset Trust

**Current Owner:** Elizabeth J. Thompson and Eric W. Thompson

**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.

**Grantor (Borrower On Deed of Trust)** Elizabeth J. Thompson and Eric W. Thompson

**Publication:** Littleton Independent

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO23664

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0466-2024

**NED Date:** 10/25/2024

**Reception #:** E4069626

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 10/27/2011

**Recording Date:** 10/28/2011

**Reception #:** D1105702

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 147, HALLCRAFTS VILLAGE EAST TOWNHOMES FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1177 South Troy Street, Aurora, CO 80012

**Original Note Amt:** \$97,028.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$78,531.42

**As Of:** 10/13/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.

**Current Owner:** Damon Johnson, Sandra G Johnson

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for WR Starkey  
Mortgage, L.L.P., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Damon Johnson

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-24-999206-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

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**Foreclosure Number:** 0467-2024

**NED Date:** 10/25/2024 **Reception #:** E4069609  
**Original Sale Date:** 02/26/2025  
**Deed of Trust Date:** 06/13/2023 **Recording Date:** 06/23/2023 **Reception #:** E3042532  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 2, TOLLGATE VILLAGE SUBDIVISION NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 15875 East Custer Drive, Aurora, CO 80017

**Original Note Amt:** \$100,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$91,874.35 **As Of:** 10/14/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** WESTERRA CREDIT UNION  
**Current Owner:** Christopher Tacinas  
**Grantee (Lender On Deed of Trust):** WESTERRA CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Christopher Tacinas

**Publication:** Sentinel Colorado **First Publication Date:** 01/02/2025  
**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch PC

**Attorney File Number:** 3006 - 291 **Phone:** (303)329-3363 **Fax:**

**Foreclosure Number:** 0468-2024

**NED Date:** 10/25/2024 **Reception #:** E4069616  
**Original Sale Date:** 02/26/2025  
**Deed of Trust Date:** 01/26/2004 **Recording Date:** 02/03/2004 **Reception #:** B4021054  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 3, HALLCRAFTS VILLAGE EAST, EIGHTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 1398 South Oswego Court, Aurora, CO 80012

**Original Note Amt:** \$82,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$30,730.86 **As Of:** 10/14/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** Wai Yee Tsui  
**Grantee (Lender On Deed of Trust):** INDYMAC BANK, F.S.B.  
**Grantor (Borrower On Deed of Trust):** Wai Yee Tsui

**Publication:** Sentinel Colorado **First Publication Date:** 01/02/2025  
**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033289 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** 0469-2024

**NED Date:** 10/25/2024

**Reception #:** E4069611

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 09/18/2020

**Recording Date:** 09/22/2020

**Reception #:** E0126259

**Re-Recording Date:** 11/23/2021

**Re-Recorded #:** E1179154

**Legal:** LOT 4, BLOCK 4, SUMMER VALLEY SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER: 031619688

**Address:** 17114 E Mercer Drive, Aurora, CO 80013

**Original Note Amt:** \$364,280.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$336,633.41

**As Of:** 10/14/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Jose Reyes Zamora

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND  
ASSIGNS

**Grantor (Borrower On Deed of Trust)** Jose Reyes Zamora

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033286

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** 0470-2024

**NED Date:** 10/29/2024

**Reception #:** E4070690

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 09/16/2002

**Recording Date:** 09/17/2002

**Reception #:** B2173559

**Re-Recording Date:**

**Re-Recorded #:**

**Legal:** LOT 76, HOMESTEAD IN THE WILLOWS, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7211 South Pontiac Way, Englewood, CO 80112

**Original Note Amt:** \$300,700.00

**LoanType:** Unknown

**Interest Rate:**

**Current Amount:** \$273,359.25

**As Of:** 09/26/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust

**Current Owner:** Jennifer R. Thomas and Rick L. Thomas

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for RBC Mortgage  
Company

**Grantor (Borrower On Deed of Trust)** Jennifer R. Thomas and Rick L. Thomas

**Publication:** Littleton Independent

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 24CO00445-1

**Phone:** (720)259-6710

**Fax:** (720)259-6709

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**Foreclosure Number:** 0471-2024

**NED Date:** 10/29/2024

**Reception #:** E4070725

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 11/27/2017

**Recording Date:** 11/30/2017

**Reception #:** D7135852

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 45, BLOCK 1, BEACON POINT SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6634 S Patsburg St, Aurora, CO 80016-4394

**Original Note Amt:** \$351,368.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$300,421.28

**As Of:** 10/15/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** GITSIT SOLUTIONS, LLC f/k/a Kondaur Capital Corp.

**Current Owner:** Ravi Vamsi Patchigolla and Naga Venkata Satya Prameela Devi Patchigolla

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Liberty Savings Bank, FSB, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Ravi Vamsi Patchigolla and Naga Venkata Satya Prameela Devi Patchigolla

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO23716

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0472-2024

**NED Date:** 10/29/2024

**Reception #:** E4070694

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 09/01/2023

**Recording Date:** 03/21/2024

**Reception #:** E4016631

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 49, Block 4, Saddle Rock Ridge Filing No5, City of Aurora, County of Arapahoe, State of Colorado

**Address:** 22406 East Maplewood Place, Aurora, CO 80015

**Original Note Amt:** \$250,000.00

**LoanType:** Residential

**Interest Rate:**

**Current Amount:** \$250,000.00

**As Of:** 10/14/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MQ Investment, LLC

**Current Owner:** Maron Haily

**Grantee (Lender On Deed of Trust):** MQ Investment, LLC

**Grantor (Borrower On Deed of Trust)** Thu N. Nguyen and Hung P. Nguyen

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Foster Graham Milstein & Calisher LLP

**Attorney File Number:** 26842.0015

**Phone:** (303) 33-39810

**Fax:** (303) 33-39786

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**Foreclosure Number:** 0473-2024

**NED Date:** 10/29/2024

**Reception #:** E4070691

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 10/25/2021

**Recording Date:** 10/28/2021

**Reception #:** E1165279

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 4, BLOCK 2, HORIZON UPTOWN FILING NO. 1., COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 853 N RIVIERA STREET, AURORA, CO 80018

**Original Note Amt:** \$472,066.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$448,672.99

**As Of:** 10/15/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** REGINA A ZANG

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI  
MORTGAGE COMPANY, LTD.

**Grantor (Borrower On Deed of Trust)** REGINA A ZANG

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010263572

**Phone:** (303)350-3711

**Fax:** (303)813-1107

**Foreclosure Number:** 0474-2024

**NED Date:** 10/29/2024

**Reception #:** E4070698

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 06/30/2022

**Recording Date:** 10/13/2022

**Reception #:** E2102949

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lots 12 & 13 Ex S 8 Ft Lot 12, Blk 4 Ridgeview Hills South, 1st Flg, County of Arapahoe, STATE OF COLORADO

**Address:** 7434 S. Cherry Ct., Centennial, CO 80122

**Original Note Amt:** \$308,595.90

**LoanType:** Business

**Interest Rate:**

**Current Amount:** \$308,595.90

**As Of:** 08/15/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Capital Group, LLC

**Current Owner:** DeClutter Me Now, LLC

**Grantee (Lender On Deed of Trust):** Premier Capital Group, LLC

**Grantor (Borrower On Deed of Trust)** DeClutter Me Now, LLC

**Publication:** Littleton Independent

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Cantafio Law P.C.

**Attorney File Number:** Rule 120

**Phone:** (970)819-2371

**Fax:**

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From October 23, 2024 Through October 29, 2024

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**Foreclosure Number:** 0475-2024

**NED Date:** 10/29/2024

**Reception #:** E4070697

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 12/14/2017

**Recording Date:** 12/15/2017

**Reception #:** D7141443

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 3, AURORA KNOLLS SOUTH, SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197314402029

**Address:** 1049 SOUTH NEWARK STREET, AURORA, CO 80012

**Original Note Amt:** \$280,819.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$202,482.12

**As Of:** 10/15/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** ARTIS PATTERSON III.

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** ARTIS PATTERSON III.

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 22-026842

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** 0476-2024

**NED Date:** 10/29/2024

**Reception #:** E4070696

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 05/09/2017

**Recording Date:** 05/10/2017

**Reception #:** D7053101

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 63, BLOCK 8, MEADOWOOD, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3179 South Joplin Court, Aurora, CO 80013

**Original Note Amt:** \$319,113.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$278,693.60

**As Of:** 10/16/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC

**Current Owner:** Ramon Calderon Jr.

**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)** Ramon Calderon Jr.

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO23778

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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From October 23, 2024 Through October 29, 2024

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**Foreclosure Number:** 0477-2024

**NED Date:** 10/29/2024

**Reception #:** E4070701

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 03/29/2022

**Recording Date:** 04/12/2022

**Reception #:** E2040895

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 5 Block 4, PARK VIEW ESTATES,  
County of Arapahoe, State of Colorado

**Address:** 518 Quentin Street, Aurora, CO 80011

**Original Note Amt:** \$446,165.00

**LoanType:** Private

**Interest Rate:**

**Current Amount:** \$446,165.00

**As Of:** 10/14/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Indicate Capital Fund 1, LLC

**Current Owner:** An Nguyen

**Grantee (Lender On Deed of Trust):** Indicate Capital Fund 1, LLC

**Grantor (Borrower On Deed of Trust)** An Nguyen

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Burns, Wall and Mueller, P.C.

**Attorney File Number:** 5159-69

**Phone:** (303)830-7000

**Fax:** (303)830-6708

**Foreclosure Number:** 0478-2024

**NED Date:** 10/29/2024

**Reception #:** E4070699

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 06/01/2020

**Recording Date:** 06/02/2020

**Reception #:** E0065292

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN: 1975-19-2-05-145

**Address:** 1307 S Sable Boulevard, Aurora, CO 80012

**Original Note Amt:** \$240,562.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$220,338.28

**As Of:** 10/16/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Brenda Faye Batson

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Brenda Faye Batson

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033275

**Phone:** (303)706-9990

**Fax:** (303)706-9994



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**Foreclosure Number:** 0479-2024

**NED Date:** 10/29/2024

**Reception #:** E4070706

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 12/31/2004

**Recording Date:** 01/07/2005

**Reception #:** B5003349

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 13631 E Marina Drive, Aurora, CO 80014

**Original Note Amt:** \$126,819.00

**Loan Type:** Conventional

**Interest Rate:**

**Current Amount:** \$74,475.21

**As Of:** 10/02/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-2

**Current Owner:** Bradley Bucholz, Joselyn Bucholz

**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.

**Grantor (Borrower On Deed of Trust)** Bradley Bucholz and Joselyn Bucholz

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-24-998817-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

**Foreclosure Number:** 0480-2024

**NED Date:** 10/29/2024

**Reception #:** E4070695

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 08/04/2020

**Recording Date:** 08/05/2020

**Reception #:** E0099438

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 11, STONE RIDGE PARK SUBDIVISION, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN: 1975-20-4-16-010 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 14, 2024, AT RECEPTION NO. E4066818 TO CORRECT LEGAL DESCRIPTION.

**Address:** 16305 E Gunnison Place, Aurora, CO 80017

**Original Note Amt:** \$382,936.00

**Loan Type:** FHA

**Interest Rate:**

**Current Amount:** \$353,565.00

**As Of:** 10/15/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** SALVADOR VALLES

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Salvador Valles

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033284

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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From October 23, 2024 Through October 29, 2024

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**Foreclosure Number:** 0481-2024

**NED Date:** 10/29/2024

**Reception #:** E4070731

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 09/07/2016

**Recording Date:** 09/16/2016

**Reception #:** D6104240

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 27, BLOCK 25, BURNS AURORA 4TH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 855 Newark St, Aurora, CO 80010-4161

**Original Note Amt:** \$144,434.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$120,274.26

**As Of:** 10/17/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Sun West Mortgage Company, Inc.

**Current Owner:** Terrence E. Dawkins Sr.

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

**Grantor (Borrower On Deed of Trust)** Terrence E. Dawkins Sr.

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO23786

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** 0482-2024

**NED Date:** 10/29/2024

**Reception #:** E4070702

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 01/08/2021

**Recording Date:** 01/13/2021

**Reception #:** E1006862

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 4, BLOCK 20, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 032378417 MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 6/14/2021 AT RECEPTION NO. E1094798 TO CORRECT THE LEGAL DESCRIPTION.

**Address:** 956 S Pitkin Ct, Aurora, CO 80017

**Original Note Amt:** \$211,105.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$195,701.07

**As Of:** 10/17/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** DERRICK DEVITO

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Derrick Devito

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033270

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From October 23, 2024 Through October 29, 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:** 0483-2024

**NED Date:** 10/29/2024

**Reception #:** E4070703

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 08/01/2020

**Recording Date:** 08/06/2020

**Reception #:** E0100546

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 10, TOLLGATE CROSSING SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 034464085

**Address:** 24526 E Bellewood Dr, Aurora, CO 80016-5827

**Original Note Amt:** \$378,100.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$349,507.11

**As Of:** 10/17/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE LP

**Current Owner:** FRANCIS E. SALCEDO

**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)** Francis E. Salcedo

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033293

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** 0484-2024

**NED Date:** 10/29/2024

**Reception #:** E4070704

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 07/22/2021

**Recording Date:** 07/26/2021

**Reception #:** E1117207

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 32, BLOCK 2, SEVEN HILLS SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 19752 E Dartmouth Place, Aurora, CO 80013

**Original Note Amt:** \$456,577.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$427,943.29

**As Of:** 10/17/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** JESUS ACEVEDO CUEVAS

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

**Grantor (Borrower On Deed of Trust)** Jesus Acevedo Cuevas

**Publication:** Sentinel Colorado

**First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033276

**Phone:** (303)706-9990

**Fax:** (303)706-9994