

Notices of Election and Demand Filed in Arapahoe County

From November 06, 2024 Through November 12, 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: 0494-2024

NED Date: 11/08/2024

Reception #: E4073692

Original Sale Date: 03/12/2025

Deed of Trust Date: 10/27/2020

Recording Date: 10/30/2020

Reception #: E0149022

Re-Recording Date

Re-Recorded #:

Legal: See attached Exhibit A

Address: 3503 S. Lisbon Court, Aurora, CO 80013

Original Note Amt: \$370,492.00

LoanType: FHA

Interest Rate:

Current Amount: \$345,839.67

As Of: 10/16/2024

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Ann Marie Studer

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation

Grantor (Borrower On Deed of Trust) Ann Marie Studer

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00226-2

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0495-2024

NED Date: 11/08/2024

Reception #: E4073691

Original Sale Date: 03/12/2025

Deed of Trust Date: 11/16/2022

Recording Date: 11/29/2022

Reception #: E2114697

Re-Recording Date 12/20/2022

Re-Recorded #: E2120053

Legal: Lot 101, Block 1, San Francisco Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

Address: 1721 Blackhawk Way, #A, Aurora, CO 80012

Original Note Amt: \$35,000.00

LoanType: Consumer

Interest Rate:

Current Amount: \$32,048.42

As Of: 10/25/2024

Interest Type: Fixed

Current Lender (Beneficiary): FirstBank

Current Owner: Kendra E. Carmickle

Grantee (Lender On Deed of Trust): FirstBank

Grantor (Borrower On Deed of Trust) Kendra E. Carmickle

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: Lewis Roca Rothgerber Christie LLP

Attorney File Number: 307912-00102

Phone: (303)623-9000

Fax: (303)623-9222

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Foreclosure Number: 0496-2024

NED Date: 11/08/2024 **Reception #:** E4073695
Original Sale Date: 03/12/2025
Deed of Trust Date: 05/16/2022 **Recording Date:** 05/23/2022 **Reception #:** E2057003
Re-Recording Date **Re-Recorded #:**

Legal: Lot 19, Block 1, Village East, Unit 2, Fourth Filing, Arapahoe County, State of Colorado

Address: 1607 South Oakland Street, Aurora, CO 80012

Original Note Amt: \$220,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$220,000.00 **As Of:** 10/21/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Sconset Resources Corporation
Current Owner: Mersad Rahmanovic and Zlata Rahmanovic
Grantee (Lender On Deed of Trust): Sconset Resources Corporation
Grantor (Borrower On Deed of Trust): Mersad Rahmanovic and Zlata Rahmanovic

Publication: Sentinel Colorado **First Publication Date:** 01/16/2025
Last Publication Date: 02/13/2025

Attorney for Beneficiary: Martin A. Bloom

Attorney File Number: 5473505 **Phone:** (303)808-6859 **Fax:**

Foreclosure Number: 0497-2024

NED Date: 11/08/2024 **Reception #:** E4073694
Original Sale Date: 03/12/2025
Deed of Trust Date: 07/29/2022 **Recording Date:** 09/09/2022 **Reception #:** E2093262
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 1535 S Florence Way, Aurora, CO 80247

Original Note Amt: \$100,000.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$94,512.55 **As Of:** 10/25/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Vadym Mogylevskyy
Grantee (Lender On Deed of Trust): PNC Bank, National Association
Grantor (Borrower On Deed of Trust): Vadym Mogylevskyy

Publication: Sentinel Colorado **First Publication Date:** 01/16/2025
Last Publication Date: 02/13/2025

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

Attorney File Number: CO240068 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: 0498-2024

NED Date: 11/12/2024

Reception #: E4074064

Original Sale Date: 03/12/2025

Deed of Trust Date: 03/14/2016

Recording Date: 03/22/2016

Reception #: D6028683

Re-Recording Date

Re-Recorded #:

Legal: LOT 25, BLOCK 6, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1251 Salem Street, Aurora, CO 80011

Original Note Amt: \$342,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$180,896.07

As Of: 10/28/2024

Interest Type: Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: Ingrid C. Elbert

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) Ingrid C. Elbert

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1000591-LL

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0499-2024

NED Date: 11/12/2024

Reception #: E4074059

Original Sale Date: 03/12/2025

Deed of Trust Date: 12/28/2021

Recording Date: 01/06/2022

Reception #: E2002019

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 60, HOFFMAN TOWN FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 828 Vaughn Street, Aurora, CO 80011

Original Note Amt: \$276,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$264,653.85

As Of: 10/29/2024

Interest Type: Fixed

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

Current Owner: Barbara K. Clardy

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Loandepot.com, LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Barbara K. Clardy

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1000704-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0500-2024

NED Date: 11/12/2024

Reception #: E4074066

Original Sale Date: 03/12/2025

Deed of Trust Date: 08/16/2019

Recording Date: 08/26/2019

Reception #: D9086908

Re-Recording Date

Re-Recorded #:

Legal: Lot 37, Block 1, Southcreek Subdivision Filing No. 9, Arapahoe County, State of Colorado.

Address: 15835 E Broncos Pl, Centennial, CO 80112

Original Note Amt: \$450,450.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$381,492.86

As Of: 10/30/2024

Interest Type: Fixed

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

Current Owner: Jordan Julian Alcazar Quijano

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

Grantor (Borrower On Deed of Trust) Jordan Julian Alcazar Quijano

Publication: Littleton Independent

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23902

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0501-2024

NED Date: 11/12/2024

Reception #: E4074068

Original Sale Date: 03/12/2025

Deed of Trust Date: 12/20/2019

Recording Date: 12/23/2019

Reception #: D9141006

Re-Recording Date

Re-Recorded #:

Legal: Lot 10, Block 7, Copperleaf Filing No. 15, County of Arapahoe, State of Colorado

Address: 4481 South Ukraine Court, Aurora, CO 80015

Original Note Amt: \$490,943.00

LoanType: FHA

Interest Rate:

Current Amount: \$446,124.15

As Of: 10/30/2024

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Esmeralda Mora and Cyneathia Zalal

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns

Grantor (Borrower On Deed of Trust) Esmeralda Mora and Cyneathia Zalal

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO22811

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0502-2024

NED Date: 11/12/2024 **Reception #:** E4074067
Original Sale Date: 03/12/2025
Deed of Trust Date: 01/12/2024 **Recording Date:** 01/16/2024 **Reception #:** E4002706
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 3184 S Heather Gardens Way #111, Aurora, CO 80014

Original Note Amt: \$349,500.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$101,121.88 **As Of:** 10/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: TED S HERRERA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Mason McDuffie Mortgage Corporation, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ted S Herrera

Publication: Sentinel Colorado **First Publication Date:** 01/16/2025
Last Publication Date: 02/13/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-033369 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0503-2024

NED Date: 11/12/2024 **Reception #:** E4074063
Original Sale Date: 03/12/2025
Deed of Trust Date: 01/31/2024 **Recording Date:** 02/06/2024 **Reception #:** E4007110
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 17819 E. Easter Ave., Foxfield, CO 80016

Original Note Amt: \$2,908,489.12 **LoanType:** Refinance **Interest Rate:**
Current Amount: \$2,908,489.12 **As Of:** 10/17/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FirsTier Bank
Current Owner: Oluwole Jolaoso
Grantee (Lender On Deed of Trust): FirsTier Bank
Grantor (Borrower On Deed of Trust) Oluwole Jolaoso

Publication: Sentinel Colorado **First Publication Date:** 01/16/2025
Last Publication Date: 02/13/2025
Attorney for Beneficiary: Allen Vellone Wolf Helfrich & Factor P.C.
Attorney File Number: 18179 **Phone:** (303) 53-44499 **Fax:**

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Foreclosure Number: 0504-2024

NED Date: 11/12/2024

Reception #: E4074070

Original Sale Date: 03/12/2025

Deed of Trust Date: 09/15/2006

Recording Date: 09/28/2006

Reception #: B6139255

Re-Recording Date

Re-Recorded #:

Legal: LOT 39, BLOCK 1, STONE RIDGE PARK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1671 South Lewiston Street, Aurora, CO 80017

Original Note Amt: \$207,500.00

LoanType: Conventional

Interest Rate:

Current Amount: \$222,821.25

As Of: 10/31/2024

Interest Type: Fixed

Current Lender (Beneficiary): Shorebreak NPL Trust

Current Owner: Eshon D Mitchell

Grantee (Lender On Deed of Trust): HSBC Mortgage Services, Inc

Grantor (Borrower On Deed of Trust) Tabatha A Mitchell, Eshon D Mitchell

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-990967-LL

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0505-2024

NED Date: 11/12/2024

Reception #: E4074065

Original Sale Date: 03/12/2025

Deed of Trust Date: 06/30/2006

Recording Date: 07/07/2006

Reception #: B6099548

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 2, SUMMER BREEZE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17899 E Kent Pl, Aurora, CO 80013

Original Note Amt: \$39,711.00

LoanType: HELOC

Interest Rate:

Current Amount: \$39,711.00

As Of: 10/10/2024

Interest Type: Fixed

Current Lender (Beneficiary): Trinity Financial Services, LLC

Current Owner: Steven Scharton

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Macro Financial Group, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Steven Scharton

Publication: Sentinel Colorado

First Publication Date: 01/16/2025

Last Publication Date: 02/13/2025

Attorney for Beneficiary: IDEA Law Group

Attorney File Number: 48159120

Phone: (187)735-32146

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