

Notices of Election and Demand Filed in Arapahoe County

From November 13, 2024 Through November 19, 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: 0507-2024

NED Date: 11/15/2024

Reception #: E4075127

Original Sale Date: 03/19/2025

Deed of Trust Date: 07/30/2019

Recording Date: 08/01/2019

Reception #: D9077462

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 3, SUMMER BREEZE SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3803 South Uravan Street, Aurora, CO 80013

Original Note Amt: \$412,153.00

LoanType: FNMA

Interest Rate:

Current Amount: \$377,733.05

As Of: 10/25/2024

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: Aubrey D. Dixon, Aubrey D. Hickman, Audra Ann Hickman

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

Grantor (Borrower On Deed of Trust) Aubrey D. Dixon and Aubrey D. Hickman and Audra Ann Hickman

Publication: Sentinel Colorado

First Publication Date: 01/23/2025

Last Publication Date: 02/20/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00498-1

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0508-2024

NED Date: 11/15/2024

Reception #: E4075125

Original Sale Date: 03/19/2025

Deed of Trust Date: 11/30/2015

Recording Date: 12/03/2015

Reception #: D5138106

Re-Recording Date

Re-Recorded #:

Legal: Lot 6, Block 3, Olde Towne Subdivision Filing no. 1, County of Arapahoe, State of Colorado.

Address: 223 S Nome St, Aurora, CO 80012

Original Note Amt: \$161,600.00

LoanType: FNMA

Interest Rate:

Current Amount: \$52,694.70

As Of: 11/04/2024

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank National Association

Current Owner: Charlene R. Coles

Grantee (Lender On Deed of Trust): U.S. Bank N.A.

Grantor (Borrower On Deed of Trust) Charlene R. Coles

Publication: Sentinel Colorado

First Publication Date: 01/23/2025

Last Publication Date: 02/20/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23907

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0509-2024

NED Date: 11/15/2024 **Reception #:** E4075128
Original Sale Date: 03/19/2025
Deed of Trust Date: 05/23/2022 **Recording Date:** 05/25/2022 **Reception #:** E2057683
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE EXHIBIT A ATTACHED HERETO

Address: 5955 South Elkhart Ct, Centennial, CO 80016

Original Note Amt: \$535,000.00 **LoanType:** Personal **Interest Rate:**
Current Amount: \$535,000.00 **As Of:** 10/28/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Weinberg Servicing, LLC
Current Owner: Reuben Droughns, III
Grantee (Lender On Deed of Trust): Weinberg Servicing, LLC
Grantor (Borrower On Deed of Trust) Reuben Droughns, III

Publication: Sentinel Colorado **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025
Attorney for Beneficiary: Timmins LLC
Attorney File Number: 5955 South Elkhart Ct **Phone:** (303)592-4500 **Fax:** (303)592-4515

Foreclosure Number: 0510-2024

NED Date: 11/19/2024 **Reception #:** E4075920
Original Sale Date: 03/19/2025
Deed of Trust Date: 09/17/2018 **Recording Date:** 09/20/2018 **Reception #:** D8093648
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 30, SOUTHGLENN-FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7121 S WASHINGTON ST, CENTENNIAL, CO 80122

Original Note Amt: \$319,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$288,275.50 **As Of:** 11/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1
Current Owner: SUN LEE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE
Grantor (Borrower On Deed of Trust) SUN LEE

Publication: Littleton Independent **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010282929 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0511-2024

NED Date: 11/19/2024 **Reception #:** E4075927
Original Sale Date: 03/19/2025
Deed of Trust Date: 12/07/2021 **Recording Date:** 12/08/2021 **Reception #:** E1186434
Re-Recording Date **Re-Recorded #:**

Legal: LOT 43, BLOCK 1, SUMMERFIELD VILLAS, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN#: 197506116007/031331986

Address: 1284 Sable Boulevard, Aurora, CO 80011

Original Note Amt: \$260,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$249,120.54 **As Of:** 11/06/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: GREGORY MICHAEL MAJERSKY
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust): Gregory Michael Majersky

Publication: Sentinel Colorado **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-033454 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0512-2024

NED Date: 11/19/2024 **Reception #:** E4075921
Original Sale Date: 03/19/2025
Deed of Trust Date: 11/06/2007 **Recording Date:** 11/15/2007 **Reception #:** B7145427
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, COUNTRY LANE SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2485 S TRUCKEE WAY, AURORA, CO 80013

Original Note Amt: \$249,865.39 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$202,926.01 **As Of:** 11/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO USA HOLDINGS, LLC
Current Owner: JANICE L DAVIS
Grantee (Lender On Deed of Trust): WELLS FARGO FINANCIAL COLORADO, INC.
Grantor (Borrower On Deed of Trust): ERNEST T. DAVIS AND JANICE L. DAVIS

Publication: Sentinel Colorado **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010239432 **Phone:** (303)350-3711 **Fax:** (303)813-1107