

Notices of Election and Demand Filed in Arapahoe County

From November 20, 2024 Through November 26, 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: 0513-2024

NED Date: 11/22/2024

Reception #: E4077047

Original Sale Date: 03/26/2025

Deed of Trust Date: 01/11/2013

Recording Date: 01/15/2013

Reception #: D3006197

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 3, PARKBOROUGH SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 2073-14-4-04-003

Address: 5830 S Malta Street, Centennial, CO 80015

Original Note Amt: \$211,105.00

LoanType: FHA

Interest Rate:

Current Amount: \$166,468.08

As Of: 11/08/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: CODY RAY BURKE

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) Cody Ray Burke

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 24-033463

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0514-2024

NED Date: 11/22/2024

Reception #: E4077060

Original Sale Date: 03/26/2025

Deed of Trust Date: 12/06/2021

Recording Date: 12/10/2021

Reception #: E1187242

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 18 SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 21449 E. Nassau Ave, Aurora, CO 80013

Original Note Amt: \$35,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$33,967.55

As Of: 10/28/2024

Interest Type: Fixed

Current Lender (Beneficiary): Discover Bank

Current Owner: Dennis Lee Alfred York,Georgette Janease York

Grantee (Lender On Deed of Trust): Discover Bank

Grantor (Borrower On Deed of Trust) Dennis Lee Alfred York and Georgette Janease York

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00488-1

Phone: (720)259-6710

Fax: (720)259-6709

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Foreclosure Number: 0515-2024

NED Date: 11/22/2024

Reception #: E4077048

Original Sale Date: 03/26/2025

Deed of Trust Date: 07/27/2017

Recording Date: 08/01/2017

Reception #: D7087046

Re-Recording Date

Re-Recorded #:

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

Address: 2275 South Yosemite Circle, Denver, CO 80231

Original Note Amt: \$20,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$17,646.70

As Of: 11/11/2024

Interest Type: Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION

Current Owner: KATHLEEN JACKSON

Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION

Grantor (Borrower On Deed of Trust) Kathleen Jackson

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 24-033232

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0516-2024

NED Date: 11/22/2024

Reception #: E4077053

Original Sale Date: 03/26/2025

Deed of Trust Date: 11/30/2021

Recording Date: 12/08/2021

Reception #: E1186420

Re-Recording Date

Re-Recorded #:

Legal: LOT 30, BLOCK 12, SMOKY RIDGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5370 S Genoa St, Centennial, CO 80015

Original Note Amt: \$436,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$411,509.77

As Of: 11/08/2024

Interest Type: Fixed

Current Lender (Beneficiary): loanDepot.com, LLC

Current Owner: Michael Malzewski

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) Michael Malzewski

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001609-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0517-2024

NED Date: 11/22/2024 **Reception #:** E4077054
Original Sale Date: 03/26/2025
Deed of Trust Date: 07/26/2021 **Recording Date:** 08/06/2021 **Reception #:** E1123663
Re-Recording Date **Re-Recorded #:**

Legal: Lot 27, Block 1, Tallyn's Reach North Subdivision Filing No. 6, County of Arapahoe, State of Colorado.

Address: 23403 East Ontario Place, Aurora, CO 80016

Original Note Amt: \$472,018.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$442,940.75 **As Of:** 11/12/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Herns Jean and Mary Jean
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) Herns Jean and Mary Jean

Publication: Sentinel Colorado **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO23937 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0518-2024

NED Date: 11/22/2024 **Reception #:** E4077056
Original Sale Date: 03/26/2025
Deed of Trust Date: 09/27/2017 **Recording Date:** 10/03/2017 **Reception #:** D7112323
Re-Recording Date **Re-Recorded #:**

Legal: LOT 55, BLOCK 5, AURORA HIGHLANDS SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1331 S YAMPA CT, AURORA, CO 80017-4326

Original Note Amt: \$267,750.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$259,629.96 **As Of:** 11/12/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2023-1
Current Owner: VLADIMIR LANTSMAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust) VLADIMIR LANTSMAN AND YEKATERINA LANTSMAN

Publication: Sentinel Colorado **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010256865 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0519-2024

NED Date: 11/22/2024

Reception #: E4077057

Original Sale Date: 03/26/2025

Deed of Trust Date: 11/16/2018

Recording Date: 11/27/2018

Reception #: D8116049

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 5, CRESTRIDGE SUBDIVISION, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2566 S. Eagle Circle, Aurora, CO 80014

Original Note Amt: \$214,800.00

LoanType: FHLMC

Interest Rate:

Current Amount: \$231,813.00

As Of: 11/12/2024

Interest Type: Fixed

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

Current Owner: Michael M. Reaksecker

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) Michael M. Reaksecker

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23954

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: 0520-2024

NED Date: 11/22/2024

Reception #: E4077055

Original Sale Date: 03/26/2025

Deed of Trust Date: 12/15/2011

Recording Date: 12/19/2011

Reception #: D1124719

Re-Recording Date

Re-Recorded #:

Legal: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING KNOWN AND DESIGNATED AS LOT 42, S MOKY HILL 400 FILING NO. 11A, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5213 S. Zeno Way, Centennial, CO 80015

Original Note Amt: \$180,310.00

LoanType: FHA

Interest Rate:

Current Amount: \$131,668.59

As Of: 11/11/2024

Interest Type: Fixed

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

Current Owner: Stacy D. Crowell

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

Grantor (Borrower On Deed of Trust) Stacy D. Crowell

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001492-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0521-2024

NED Date: 11/22/2024

Reception #: E4077058

Original Sale Date: 03/26/2025

Deed of Trust Date: 07/23/2004

Recording Date: 07/30/2004

Reception #: B4136191

Re-Recording Date

Re-Recorded #:

Legal: LOT 4 AND 5, BLOCK 1, CHURCH'S GARDENS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 607 E Cornell Ave, Englewood, CO 80113

Original Note Amt: \$187,200.00

LoanType: Conventional

Interest Rate:

Current Amount: \$139,086.88

As Of: 11/12/2024

Interest Type: Fixed

Current Lender (Beneficiary): Towd Point Mortgage Trust 2018-5, U.S. Bank National Association, as Indenture Trustee

Current Owner: Gary D Richardson

Grantee (Lender On Deed of Trust): Chase Manhattan Mortgage Corp.

Grantor (Borrower On Deed of Trust) Gary D Richardson

Publication: Littleton Independent

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001738-LL

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0522-2024

NED Date: 11/22/2024

Reception #: E4077065

Original Sale Date: 03/26/2025

Deed of Trust Date: 11/09/2022

Recording Date: 11/14/2022

Reception #: E2111148

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 7, CROSS CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 144 N Duquesne St, Aurora, CO 80018

Original Note Amt: \$318,000.00

LoanType: Commerical

Interest Rate:

Current Amount: \$317,968.04

As Of: 11/12/2024

Interest Type: Fixed

Current Lender (Beneficiary): UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-3

Current Owner: Marvin Kelly

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

Grantor (Borrower On Deed of Trust) Marvin Kelly

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001090-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 0523-2024

NED Date: 11/22/2024

Reception #: E4077061

Original Sale Date: 03/26/2025

Deed of Trust Date: 12/04/2021

Recording Date: 12/10/2021

Reception #: E1187254

Re-Recording Date

Re-Recorded #:

Legal: Lot 3, Block 3, Sterling Hills Subdivision Filing No. 8, County of Arapahoe, State of Colorado.

Address: 2417 S Halifax Way, Aurora, CO 80013

Original Note Amt: \$407,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$384,262.68

As Of: 11/12/2024

Interest Type: Fixed

Current Lender (Beneficiary): loanDepot.com, LLC

Current Owner: Milan Chytil

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for loanDepot.com, LLC

Grantor (Borrower On Deed of Trust) Milan Chytil

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00526-1

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0524-2024

NED Date: 11/22/2024

Reception #: E4077059

Original Sale Date: 03/26/2025

Deed of Trust Date: 12/19/2023

Recording Date: 12/22/2023

Reception #: E3084942

Re-Recording Date

Re-Recorded #:

Legal: Lot 10, Block 1, Luna-Maerz Subdivision,
County of Arapahoe, State of Colorado

Address: 4581 South Kalamath Street, Englewood, CO 80110

Original Note Amt: \$446,200.00

LoanType: Private

Interest Rate:

Current Amount: \$446,200.00

As Of: 11/06/2024

Interest Type: Fixed

Current Lender (Beneficiary): Indicate Capital REIT, LLC

Current Owner: Orlando Gallardo

Grantee (Lender On Deed of Trust): Indicate Capital REIT, LLC

Grantor (Borrower On Deed of Trust) Orlando Gallardo

Publication: Littleton Independent

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 5159-64

Phone: (303)830-7000

Fax: (303)830-6708

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0525-2024

NED Date: 11/22/2024

Reception #: E4077112

Original Sale Date: 03/26/2025

Deed of Trust Date: 06/24/2021

Recording Date: 07/01/2021

Reception #: E1104962

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 4 SMITH'S SUBDIVISION COUNTY OF ARAPAHOE STATE OF COLORADO.

Address: 6667 S GALLUP ST, LITTLETON, CO 80120

Original Note Amt: \$470,400.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$447,105.61

As Of: 11/05/2024

Interest Type: Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC

Current Owner: RYAN PUE AND CATHERINE PUE

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHERRY CREEK MORTGAGE, LLC

Grantor (Borrower On Deed of Trust) RYAN PUE AND CATHERINE PUE

Publication: Littleton Independent

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010251551

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: 0526-2024

NED Date: 11/22/2024

Reception #: E4077063

Original Sale Date: 03/26/2025

Deed of Trust Date: 06/24/2017

Recording Date: 07/03/2017

Reception #: D7074310

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 9, PHEASANT RUN FILING NUMBER 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4638 S MOBILE WAY, AURORA, CO 80015

Original Note Amt: \$160,302.00

LoanType: FHA

Interest Rate:

Current Amount: \$132,435.16

As Of: 11/05/2024

Interest Type: Fixed

Current Lender (Beneficiary): BANK UNITED N.A.

Current Owner: ELIZABETH FLORES

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CARRINGTON MORTGAGE SERVICES, LLC

Grantor (Borrower On Deed of Trust) ELIZABETH FLORES

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010282358

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0527-2024

NED Date: 11/22/2024

Reception #: E4077066

Original Sale Date: 03/26/2025

Deed of Trust Date: 06/24/2016

Recording Date: 06/27/2016

Reception #: D6067855

Re-Recording Date

Re-Recorded #:

Legal: LOT 107, BLOCK 1, THE DAM FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-36-1-21-002

Address: 13282 E Amherst Avenue, Aurora, CO 80014

Original Note Amt: \$225,834.00

LoanType: FHA

Interest Rate:

Current Amount: \$277,394.88

As Of: 11/13/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Kristopher Bevel

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) Kristopher Bevel

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 20-024477

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0528-2024

NED Date: 11/22/2024

Reception #: E4077064

Original Sale Date: 03/26/2025

Deed of Trust Date: 04/27/2001

Recording Date: 05/08/2001

Reception #: B1071453

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 12, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3822 S Killarney Court, Aurora, CO 80013

Original Note Amt: \$232,200.00

LoanType: Conventional

Interest Rate:

Current Amount: \$244,989.33

As Of: 11/13/2024

Interest Type: Fixed

Current Lender (Beneficiary): Deutsche Bank National Trust Company formerly known as Bankers Trust Company of
California, N.A., as Trustee for Long Beach Mortgage Loan Trust 2001-2

Current Owner: John M. Joy, Leslie M. Joy

Grantee (Lender On Deed of Trust): Long Beach Mortgage Company

Grantor (Borrower On Deed of Trust) John M. Joy, Leslie M. Joy

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001733-LL

Phone: (877)369-6122

Fax: (866)894-7369

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From November 20, 2024 Through November 26, 2024

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Foreclosure Number: 0529-2024

NED Date: 11/22/2024

Reception #: E4077080

Original Sale Date: 03/26/2025

Deed of Trust Date: 08/25/2004

Recording Date: 09/02/2004

Reception #: B4157182

Re-Recording Date

Re-Recorded #:

Legal: LOT 37, BLOCK 7, SUMMER VALLEY SUBDIVISION FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 17979 E. Oxford Pl., Aurora, CO 80013

Original Note Amt: \$120,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$63,851.91

As Of: 11/13/2024

Interest Type: Fixed

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

Current Owner: Jody M. Davis

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

Grantor (Borrower On Deed of Trust) Jody M. Davis

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001995-LL

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0530-2024

NED Date: 11/22/2024

Reception #: E4077070

Original Sale Date: 03/26/2025

Deed of Trust Date: 09/28/2009

Recording Date: 10/02/2009

Reception #: B9108695

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 73, CONSERVATORY SUBDIVISION FILING NO. 1, CITY OF AURORA. COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3425 South Jericho Court, Aurora, CO 80013

Original Note Amt: \$246,462.00

LoanType: FHA

Interest Rate:

Current Amount: \$163,117.83

As Of: 11/13/2024

Interest Type: Fixed

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

Current Owner: Jonathan J. Gaudin

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company LTD, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Jonathan J. Gaudin

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1001552-LL

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From November 20, 2024 Through November 26, 2024

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Foreclosure Number: 0531-2024

NED Date: 11/26/2024

Reception #: E4077755

Original Sale Date: 03/26/2025

Deed of Trust Date: 04/08/2009

Recording Date: 04/16/2009

Reception #: B9038167

Re-Recording Date

Re-Recorded #:

Legal: LOT 38, BLOCK 6 TOWER PARK SUBDIVISION, FILING NO. 1 COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 1975-33-1-25-038

Address: 2824 S WALDEN WAY, AURORA, CO 80013

Original Note Amt: \$86,400.00

LoanType: Conventional

Interest Rate:

Current Amount: \$57,800.64

As Of: 11/12/2024

Interest Type: Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.

Current Owner: WILLIAM F SHAW, JR.

Grantee (Lender On Deed of Trust): COUNTRYWIDE BANK, FSB

Grantor (Borrower On Deed of Trust) William F Shaw, Jr.

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 21-025886

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0532-2024

NED Date: 11/26/2024

Reception #: E4077759

Original Sale Date: 03/26/2025

Deed of Trust Date: 01/25/2022

Recording Date: 01/27/2022

Reception #: E2010300

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1304 SOUTH PARKER ROAD UNIT 346, DENVER, CO 80231-2139

Original Note Amt: \$133,000.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$126,374.16

As Of: 11/14/2024

Interest Type: Fixed

Current Lender (Beneficiary): MSR Asset Vehicle LLC

Current Owner: JOSHUA VEGA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR KIND
LENDING, LLC

Grantor (Borrower On Deed of Trust) JOSHUA VEGA

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

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Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

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Notices of Election and Demand Filed in Arapahoe County

From November 20, 2024 Through November 26, 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: 0533-2024

NED Date: 11/26/2024

Reception #: E4077757

Original Sale Date: 03/26/2025

Deed of Trust Date: 12/09/2021

Recording Date: 12/14/2021

Reception #: E1188765

Re-Recording Date

Re-Recorded #:

Legal: THE EAST 50 FEET OF LOT 9, AND THE WEST 10 FEET OF LOT 10, BLOCK 5, GAMBLE ADDITION. COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-03-4-25-010

Address: 10470 East 7th Avenue, Aurora, CO 80010

Original Note Amt: \$353,479.00

LoanType: FHA

Interest Rate:

Current Amount: \$336,669.90

As Of: 11/13/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: ANGEL RIVAS

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

Grantor (Borrower On Deed of Trust) Angel Rivas

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 23-029404

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0534-2024

NED Date: 11/26/2024

Reception #: E4077758

Original Sale Date: 03/26/2025

Deed of Trust Date: 10/04/2023

Recording Date: 10/10/2023

Reception #: E3069748

Re-Recording Date

Re-Recorded #:

Legal: LOT 30, BLOCK 23, CENTENNIAL ACRES THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2077-08-3-01-015

Address: 3005 W Chenango Ave, Englewood, CO 80110

Original Note Amt: \$554,766.00

LoanType: FHA

Interest Rate:

Current Amount: \$551,756.05

As Of: 11/14/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: MAGDALENA DE LA TORRE, ALLAN DANILO GALDAMEZ CARVAJAL

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) Allan Danilo Galdamez Carvajal AND Magdalena De La Torre

Publication: Littleton Independent

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 24-033491

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From November 20, 2024 Through November 26, 2024

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Foreclosure Number: 0535-2024

NED Date: 11/26/2024

Reception #: E4077775

Original Sale Date: 03/26/2025

Deed of Trust Date: 11/23/2021

Recording Date: 12/02/2021

Reception #: E1183772

Re-Recording Date

Re-Recorded #:

Legal: See attached Exhibit A

Address: 1300 S Parker Rd, Unit 299F, DENVER, CO 80231

Original Note Amt: \$130,950.00

LoanType: Conventional

Interest Rate:

Current Amount: \$125,094.87

As Of: 11/15/2024

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION

Current Owner: Gabryela Newton-Brimmer

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

Grantor (Borrower On Deed of Trust) Gabryela Newton-Bustamante

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00485-1

Phone: (720)259-6710

Fax: (720)259-6709

Foreclosure Number: 0536-2024

NED Date: 11/26/2024

Reception #: E4077763

Original Sale Date: 03/26/2025

Deed of Trust Date: 10/01/2021

Recording Date: 10/13/2021

Reception #: E1156569

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 1993 S Xanadu Way, Aurora, CO 80014

Original Note Amt: \$324,305.00

LoanType: FHA

Interest Rate:

Current Amount: \$306,793.88

As Of: 11/14/2024

Interest Type: Fixed

Current Lender (Beneficiary): ServBank, SB

Current Owner: Julian Michael Sanchez Crum

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

Grantor (Borrower On Deed of Trust) Julian Michael Sanchez Crum

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23914

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From November 20, 2024 Through November 26, 2024

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Foreclosure Number: 0537-2024

NED Date: 11/26/2024

Reception #: E4077760

Original Sale Date: 03/26/2025

Deed of Trust Date: 01/28/2015

Recording Date: 01/30/2015

Reception #: D5009906

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 20 FEET OF LOT 5, ALL OF LOT 6, AND THE NORTH 10 FEET OF LOT 7, BLOCK 24, BROOKLYN, EXCEPT THE REAR 8 FEET THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1130 BEELER ST, AURORA, CO 80010

Original Note Amt: \$163,287.00

LoanType: FHA

Interest Rate:

Current Amount: \$132,435.97

As Of: 11/13/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: JUDITH SALAZAR

Grantee (Lender On Deed of Trust): GUILD MORTGAGE COMPANY

Grantor (Borrower On Deed of Trust): JUDITH SALAZAR

Publication: Sentinel Colorado

First Publication Date: 01/30/2025

Last Publication Date: 02/27/2025

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

Attorney File Number: 22-027817

Phone: (303)706-9990

Fax: (303)706-9994