

Notices of Election and Demand Filed in Arapahoe County

From October 30, 2024 Through November 05, 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: 0485-2024

NED Date: 11/01/2024 **Reception #:** E4071785
Original Sale Date: 03/05/2025
Deed of Trust Date: 08/12/2022 **Recording Date:** 08/18/2022 **Reception #:** E2086801
Re-Recording Date **Re-Recorded #:**

Legal: Lot 33, Block 2, Wheatlands Subdivision Filing No. 4, County of Arapahoe, State of Colorado

Address: 6700 S. Kellerman Way, Aurora, CO 80016

Original Note Amt: \$169,000.00 **Loan Type:** Revolving Credit **Interest Rate:**
Current Amount: \$50,513.87 **As Of:** 10/10/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Avery Lee Williams
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust): Avery Lee Williams

Publication: Sentinel Colorado **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025
Attorney for Beneficiary: Susemihl, Mcdermott & Downie, PC
Attorney File Number: Ent/Williams PMS **Phone:** (719)579-6500 **Fax:** (719)579-9339

Foreclosure Number: 0486-2024

NED Date: 11/01/2024 **Reception #:** E4071760
Original Sale Date: 03/05/2025
Deed of Trust Date: 09/25/2019 **Recording Date:** 10/10/2019 **Reception #:** D9108390
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 13534 E Evans Avenue, Aurora, CO 80014

Original Note Amt: \$228,500.00 **Loan Type:** Conventional **Interest Rate:**
Current Amount: \$234,448.68 **As Of:** 10/17/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Andrea R Witt
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Assent Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Andrea R. Witt

Publication: Sentinel Colorado **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-24-999866-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0487-2024

NED Date: 11/01/2024 **Reception #:** E4071761
Original Sale Date: 03/05/2025
Deed of Trust Date: 07/28/2003 **Recording Date:** 08/01/2003 **Reception #:** B3166803
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 8, STERLING HILLS SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 18821 EAST DICKENSON DRIVE, AURORA, co 80013

Original Note Amt: \$248,008.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$170,422.23 **As Of:** 10/21/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: JAMES R JONES AND COURTNEY R MONTOYA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CTX
MORTGAGE COMPANY, LLC
Grantor (Borrower On Deed of Trust) JAMES R. JONES AND COURTNEY R. MONTOYA

Publication: Sentinel Colorado **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010273605 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0488-2024

NED Date: 11/01/2024 **Reception #:** E4071762
Original Sale Date: 03/05/2025
Deed of Trust Date: 01/31/2020 **Recording Date:** 06/25/2020 **Reception #:** E0076149
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 7, BROOKRIDGE HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5170 S Grant St, Littleton, CO 80121

Original Note Amt: \$317,700.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$351,099.73 **As Of:** 10/21/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Sean Charles Martin
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale
Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Sean Charles Martin

Publication: Littleton Independent **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-24-1000590-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0489-2024

NED Date: 11/01/2024 **Reception #:** E4071764
Original Sale Date: 03/05/2025
Deed of Trust Date: 06/30/2021 **Recording Date:** 08/11/2021 **Reception #:** E1125621
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 207304328014

Address: 17610 E Loyola Drive Unit 1611R, Aurora, CO 80013

Original Note Amt: \$216,015.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$203,387.24 **As Of:** 10/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ALEGANDRINA BERNADETTE PUGH-MILLER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alegandrina Bernadette Pugh-Miller

Publication: Sentinel Colorado **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-033303 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0490-2024

NED Date: 11/01/2024 **Reception #:** E4071759
Original Sale Date: 03/05/2025
Deed of Trust Date: 11/20/2018 **Recording Date:** 11/21/2018 **Reception #:** D8115161
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 2, SUNSTONE NORTH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 032436255

Address: 1272 South Idalia Street, Aurora, CO 80017-4088

Original Note Amt: \$235,653.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$215,381.78 **As Of:** 10/22/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: DANNY M ARNBURG AND TAMARA R SMITH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST
HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Danny M Arnburg AND Tamara R Smith

Publication: Sentinel Colorado **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-033341 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0491-2024

NED Date: 11/01/2024

Reception #: E4071765

Original Sale Date: 03/05/2025

Deed of Trust Date: 12/12/2018

Recording Date: 12/14/2018

Reception #: D8122473

Re-Recording Date

Re-Recorded #:

Legal: LOT 167, BLOCK 1, HIGHLAND VIEW II SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 032444803

Address: 8140 S Fillmore Cir, Centennial, CO 80122

Original Note Amt: \$208,650.00

LoanType: FHA

Interest Rate:

Current Amount: \$193,189.85

As Of: 10/24/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Elvis E King, Jr.

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

Grantor (Borrower On Deed of Trust) Elvis E King, Jr.

Publication: Littleton Independent

First Publication Date: 01/09/2025

Last Publication Date: 02/06/2025

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

Attorney File Number: 24-033360

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0492-2024

NED Date: 11/01/2024

Reception #: E4071763

Original Sale Date: 03/05/2025

Deed of Trust Date: 07/12/2022

Recording Date: 07/13/2022

Reception #: E2075279

Re-Recording Date

Re-Recorded #:

Legal: LOT 120, BLOCK 7, RE-SUBDIVISION MISSION VIEJO, FILING NO. 1, TRACT G, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031632111

Address: 16045 E Ithaca Pl Apartment E, Aurora, CO 80013

Original Note Amt: \$342,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$301,569.29

As Of: 10/24/2024

Interest Type: Fixed

Current Lender (Beneficiary): CROSSCOUNTRY MORTGAGE, LLC

Current Owner: Jamar F Walker

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

Grantor (Borrower On Deed of Trust) Jamar F Walker

Publication: Sentinel Colorado

First Publication Date: 01/09/2025

Last Publication Date: 02/06/2025

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

Attorney File Number: 24-033238

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0493-2024

NED Date: 11/01/2024

Reception #: E4071810

Original Sale Date: 03/05/2025

Deed of Trust Date: 04/09/2022

Recording Date: 04/15/2022

Reception #: E2042490

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 5, STERLING HILLS SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20013 E Caspian Cir, Aurora, CO 80013-6286

Original Note Amt: \$99,999.00

LoanType: HELOC

Interest Rate:

Current Amount: \$99,705.95

As Of: 10/18/2024

Interest Type: Fixed

Current Lender (Beneficiary): Premier Members CU

Current Owner: Edythe Rochella Hicks

Grantee (Lender On Deed of Trust): Premier Members CU

Grantor (Borrower On Deed of Trust): Francis James Dinan, Edythe Rochella Hicks

Publication: Sentinel Colorado

First Publication Date: 01/09/2025

Last Publication Date: 02/06/2025

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number: Dinan

Phone: (303)772-6666

Fax: (303)772-2822