

# Notices of Election and Demand Filed in Arapahoe County

From December 04, 2024 Through December 10, 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:** 0344-2024 **Restarted**

**NED Date:** 12/10/2024 **Reception #:** E4080660  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 05/10/2022 **Recording Date:** 05/16/2022 **Reception #:** E2054244  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 1, FOREST TRACE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 23662 East Calhoun Avenue, Aurora, CO 80016

**Original Note Amt:** \$157,700.00 **LoanType:** HELOC **Interest Rate:**  
**Current Amount:** \$155,748.97 **As Of:** 07/30/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Credit Union of Colorado  
**Current Owner:** Eugene Bruce Hockenberry Jr.  
**Grantee (Lender On Deed of Trust):** Credit Union of Colorado  
**Grantor (Borrower On Deed of Trust):** Eugene Bruce Hockenberry Jr.

**Publication:** Sentinel Colorado **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

**Attorney for Beneficiary:** Holst & Tehrani LLP

**Attorney File Number:** Hockenberry **Phone:** (303)772-6666 **Fax:** (303)772-2822

**Foreclosure Number:** 0544-2024

**NED Date:** 12/06/2024 **Reception #:** E4079987  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 03/06/2017 **Recording Date:** 03/08/2017 **Reception #:** D7026872  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 9, TOLLGATE CROSSING SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO  
APN#: 2071-07-4-21-001

**Address:** 5013 S Gold Bug Way, Aurora, CO 80016

**Original Note Amt:** \$405,168.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$322,038.25 **As Of:** 11/20/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** SCOTT RAND  
**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):** Scott Rand

**Publication:** Sentinel Colorado **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 20-025283 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** 0545-2024

**NED Date:** 12/06/2024

**Reception #:** E4079989

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 01/25/2016

**Recording Date:** 02/03/2016

**Reception #:** D6011258

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** See Attached Exhibit A

**Address:** 2771 West Riverwalk Circle, Littleton, CO 80123

**Original Note Amt:** \$127,000.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$107,087.18

**As Of:** 11/20/2024

**Interest Type:** Fixed

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

**Current Owner:** Scott A. Embree, Jr.

**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)** Scott A. Embree

**Publication:** Littleton Independent

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** CO-24-1001412-LL

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

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

**Foreclosure Number:** 0546-2024

**NED Date:** 12/06/2024

**Reception #:** E4079993

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 09/13/2018

**Recording Date:** 09/17/2018

**Reception #:** D8091793

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 29, BLOCK 7, AURORA HIGHLANDS SUBDIVISION - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-21-2-04-003

**Address:** 1578 S Salida Way, Aurora, CO 80017

**Original Note Amt:** \$323,040.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$296,229.68

**As Of:** 11/14/2024

**Interest Type:** Fixed

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

**Current Owner:** Sapphire Falls

**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)** Sapphire Falls

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 19-021799

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

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

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From December 04, 2024 Through December 10, 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:** 0547-2024

**NED Date:** 12/06/2024

**Reception #:** E4079988

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 07/14/2020

**Recording Date:** 08/04/2020

**Reception #:** E0098674

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 19, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 19768 E Princeton Pl, Aurora, CO 80013

**Original Note Amt:** \$327,860.00

**LoanType:** FHLMC

**Interest Rate:**

**Current Amount:** \$333,690.84

**As Of:** 11/22/2024

**Interest Type:** Fixed

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

**Current Owner:** Constanta Siloci and Dinu Soroceanu

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

**Grantor (Borrower On Deed of Trust)** Constanta Siloci and Dinu Soroceanu

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** CO24025

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

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

**Foreclosure Number:** 0548-2024

**NED Date:** 12/06/2024

**Reception #:** E4079990

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 07/21/2023

**Recording Date:** 07/24/2023

**Reception #:** E3050126

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1342 S CATHAY ST #101, AURORA, CO 80017

**Original Note Amt:** \$220,924.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$218,973.07

**As Of:** 11/25/2024

**Interest Type:** Fixed

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

**Current Owner:** JENNIFER MAR SOTERO

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

**Grantor (Borrower On Deed of Trust)** JENNIFER MAR SOTERO

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 00000010307312

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

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

# Notices of Election and Demand Filed in Arapahoe County

From December 04, 2024 Through December 10, 2024

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**Foreclosure Number:** 0549-2024

**NED Date:** 12/06/2024

**Reception #:** E4079997

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 06/07/2017

**Recording Date:** 06/13/2017

**Reception #:** D7066305

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 42, BLOCK 11, TRAIL RIDGE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 21970 E CRESTLINE LN, AURORA, CO 80015

**Original Note Amt:** \$186,900.00

**LoanType:** CONVENTIONAL

**Interest Rate:**

**Current Amount:** \$202,522.81

**As Of:** 11/25/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

**Current Owner:** SARA SYNKO

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR JLB  
CORPORATION DBA GOLDEN OAK LENDING

**Grantor (Borrower On Deed of Trust)** SARA SYNKO

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 00000010298750

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

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

**Foreclosure Number:** 0550-2024

**NED Date:** 12/06/2024

**Reception #:** E4079995

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 08/31/2017

**Recording Date:** 08/31/2017

**Reception #:** D7100104

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 3, BLOCK 2, SADDLE ROCK GOLF CLUB SOUTH SUBDIVISION FILING NO. 15, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 7098 S Tempe Ct, Aurora, CO 80016

**Original Note Amt:** \$370,000.00

**LoanType:** CONSUMER

**Interest Rate:**

**Current Amount:** \$348,254.71

**As Of:** 11/25/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** WESTERRA CREDIT UNION

**Current Owner:** Jordan A. Pagels and Wendy L. Pagels

**Grantee (Lender On Deed of Trust):** WESTERRA CREDIT UNION

**Grantor (Borrower On Deed of Trust)** Jordan A Pagels and Wendy L Pagels

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 3085-162 D

**Phone:** (303)329-3363

**Fax:**

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From December 04, 2024 Through December 10, 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:** 0551-2024

**NED Date:** 12/06/2024

**Reception #:** E4079991

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 08/29/2022

**Recording Date:** 08/31/2022

**Reception #:** E2090516

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 2073-08-2-15-025

**Address:** 4561 S HANNIBAL ST, Aurora, CO 80015

**Original Note Amt:** \$294,566.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$225,918.18

**As Of:** 11/18/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK

**Current Owner:** ISAAC ALAN CHAVEZ

**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)** Isaac Alan Chavez

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24-033551

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

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

**Foreclosure Number:** 0552-2024

**NED Date:** 12/10/2024

**Reception #:** E4080671

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 06/30/2016

**Recording Date:** 07/06/2016

**Reception #:** D6072144

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 13, HAMPDEN HILLS AT AURORA SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 2073-03-2-17-008

**Address:** 3771 S Danube Circle, Aurora, CO 80013

**Original Note Amt:** \$184,594.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$156,724.02

**As Of:** 11/26/2024

**Interest Type:** Fixed

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

**Current Owner:** RYAN STEPHEN NAUS

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

**Grantor (Borrower On Deed of Trust)** Ryan Stephen Naus

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24-033518

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

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

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From December 04, 2024 Through December 10, 2024

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**Foreclosure Number:** 0553-2024

**NED Date:** 12/10/2024

**Reception #:** E4080653

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 10/31/2022

**Recording Date:** 11/04/2022

**Reception #:** E2109270

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

APN#: 032318775

**Address:** 14304 E Hawaii Cir Unit D, Aurora, CO 80012

**Original Note Amt:** \$284,900.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$279,121.08

**As Of:** 11/27/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC

**Current Owner:** VIRGIL BAILEY

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

**Grantor (Borrower On Deed of Trust)** Virgil Bailey

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24-033602

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

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

**Foreclosure Number:** 0554-2024

**NED Date:** 12/10/2024

**Reception #:** E4080658

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 05/23/2003

**Recording Date:** 06/12/2003

**Reception #:** B3126410

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Please see attached Exhibit A

**Address:** 4880 East Kentucky Avenue D, Denver, CO 80246

**Original Note Amt:** \$115,200.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$54,313.74

**As Of:** 12/02/2024

**Interest Type:** Fixed

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

**Current Owner:** James N. Thomaidis

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

**Grantor (Borrower On Deed of Trust)** James N. Thomaidis

**Publication:** Sentinel Colorado

**First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** CO-24-1002451-LL

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

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

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From December 04, 2024 Through December 10, 2024

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**Foreclosure Number:** 0555-2024

**NED Date:** 12/10/2024 **Reception #:** E4080661  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 05/24/2021 **Recording Date:** 06/24/2021 **Reception #:** E1100769  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 3, TALLYN'S REACH SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 25305 E. Park Crescent Drive, Aurora, CO 80016

**Original Note Amt:** \$66,000.00 **LoanType:** Consumer **Interest Rate:**  
**Current Amount:** \$65,506.35 **As Of:** 11/27/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** FirstBank  
**Current Owner:** Lisandro De La Oliva  
**Grantee (Lender On Deed of Trust):** FirstBank  
**Grantor (Borrower On Deed of Trust):** Lisandro De La Oliva

**Publication:** Sentinel Colorado **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025  
**Attorney for Beneficiary:** Lewis Roca Rothgerber Christie LLP  
**Attorney File Number:** 307912-00106 **Phone:** (303)623-9000 **Fax:** (303)623-9222

**Foreclosure Number:** 0556-2024

**NED Date:** 12/10/2024 **Reception #:** E4080659  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 01/15/2020 **Recording Date:** 01/16/2020 **Reception #:** E0007229  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Legal Description Attached

**Address:** 14390 E Marina Drive #504, Aurora, CO 80014

**Original Note Amt:** \$368,025.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$172,144.47 **As Of:** 11/29/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH Mortgage Corporation  
**Current Owner:** Velma P Echols  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Cherry Creek Mortgage Co., Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Velma P Echols

**Publication:** Sentinel Colorado **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-24-1002415-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369