

Notices of Election and Demand Filed in Arapahoe County

From December 11, 2024 Through December 17, 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: 0559-2024

NED Date:	12/13/2024	Reception #:	E4081466		
Original Sale Date:	04/16/2025				
Deed of Trust Date:	10/05/2021	Recording Date:	10/12/2021	Reception #:	E1155673
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 2854 W CENTENNIAL DR UNIT F, LITTLETON, CO 80123

Original Note Amt:	\$235,000.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$242,924.33	As Of:	12/02/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	SHANNON DANIELLE FALTAK
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR V.I.P. MORTGAGE, INC.
Grantor (Borrower On Deed of Trust)	SHANNON DANIELLE FALTAK

Publication:	Littleton Independent	First Publication Date:	02/20/2025
		Last Publication Date:	03/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010257038	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0560-2024

NED Date:	12/13/2024	Reception #:	E4081462		
Original Sale Date:	04/16/2025				
Deed of Trust Date:	10/20/2021	Recording Date:	10/29/2021	Reception #:	E1165888
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 1, BLOCK 6, THE FARM AT ARAPAHOE COUNTY FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN/PARCEL ID: 2073-21-1-06-001

Address: 18092 E Lake Ave, Aurora, CO 80016

Original Note Amt:	\$414,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$392,231.08	As Of:	12/03/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	JOHN CHRIS HOFFMAN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	John Chris Hoffman

Publication:	Sentinel Colorado	First Publication Date:	02/20/2025
		Last Publication Date:	03/20/2025

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

Attorney File Number:	24-033613	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0561-2024

NED Date: 12/17/2024 **Reception #:** E4082183
Original Sale Date: 04/16/2025
Deed of Trust Date: 07/15/2022 **Recording Date:** 07/22/2022 **Reception #:** E2078059
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 31, BLOCK 3, WHEATLANDS SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 25206 E Lake Dr, Aurora, CO 80016

Original Note Amt: \$117,200.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$116,678.95 **As Of:** 12/03/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: Bernardo Manuel Salas De Santiago
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust): Bernardo Manuel Salas De Santiago

Publication: Sentinel Colorado **First Publication Date:** 02/20/2025
Last Publication Date: 03/20/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1003415-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0562-2024

NED Date: 12/17/2024 **Reception #:** E4082178
Original Sale Date: 04/16/2025
Deed of Trust Date: 10/01/2021 **Recording Date:** 10/18/2021 **Reception #:** E1158708
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 57, BLOCK 1, COUNTRY GREEN FILING 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1965 South Peoria Street, Aurora, CO 80014

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$228,944.11 **As Of:** 12/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: MELISSA ALIRE-CHAVEZ, XAVIER ALIRE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Melissa Alire-Chavez AND Xavier Alire

Publication: Sentinel Colorado **First Publication Date:** 02/20/2025
Last Publication Date: 03/20/2025

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

Attorney File Number: 22-028329 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0563-2024

NED Date: 12/17/2024

Reception #: E4082181

Original Sale Date: 04/16/2025

Deed of Trust Date: 01/28/2022

Recording Date: 01/31/2022

Reception #: E2011793

Re-Recording Date

Re-Recorded #:

Legal: THE NORTH 51.3 FEET OF LOT 17 AND SOUTH 4.1 FEET OF LOT 18, BLOCK 11, HILLSIDE ADDITION TO AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 1973-03-1-27-018

Address: 1171 Geneva Street, Aurora, CO 80010

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate:

Current Amount: \$359,818.50

As Of: 12/06/2024

Interest Type: Fixed

Current Lender (Beneficiary): NORTHPOINTE BANK

Current Owner: PEDRO MUNGUIA ONTIVEROS

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

Grantor (Borrower On Deed of Trust) Pedro Munguia Ontiveros

Publication: Sentinel Colorado

First Publication Date: 02/20/2025

Last Publication Date: 03/20/2025

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

Attorney File Number: 24-031618

Phone: (303)706-9990

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