From December 11, 2024 Through December 17, 2024

E4081461

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: 0557-2024

NED Date: 12/13/2024

Original Sale Date: 04/16/2025

Deed of Trust Date: 11/11/2020 **Recording Date:** 11/18/2020 **Reception #:** E0160085

Re-Recording Date Re-Recorded #:

Legal: LOT 11, BRETTSCHNEIDER'S. COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6243 S Prescott Street, Littleton, CO 80120

Original Note Amt: \$618,000.00 Loan Type: FHA Interest Rate:

Reception #:

Current Amount: \$304,637.79 **As Of:** 11/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: Carol Beyer

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

Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Carol Beyer

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

Last Publication Date: 03/20/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1002665-LL Phone: (877)369-6122 Fax: (866)894-7369

Foreclosure Number: 0558-2024

NED Date: 12/13/2024 **Reception #:** E4081460

Original Sale Date: 04/16/2025

Deed of Trust Date: 03/15/2021 **Recording Date:** 03/16/2021 **Reception #:** E1044035

Re-Recording Date Re-Recorded #:

Legal: LOT 14, BLOCK 1, SAN FRANCISCO SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-19-3-36-014

Address: 1662 South Blackhawk Way # A, Aurora, CO 80012

Original Note Amt: \$191,468.00 LoanType: FHA Interest Rate:

Current Amount: \$178,387.20 As Of: 12/02/2024 Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: BRITNEE BRUCE

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) Britnee Bruce

 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: 22-027071 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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

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

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

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.

0561-2024 **Foreclosure Number:**

NED Date: 12/17/2024

Original Sale Date: 04/16/2025

07/22/2022 E2078059 **Deed of Trust Date:** 07/15/2022 **Recording Date:** Reception #:

E4082183

Re-Recorded #: **Re-Recording Date**

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

Reception #:

Address: 25206 E Lake Dr, Aurora, CO 80016

\$117,200.00 Conventional **Original Note Amt:** LoanType: **Interest Rate:**

Current Amount: \$116,678.95 As Of: 12/03/2024 Fixed **Interest Type:**

Security Service Federal Credit Union **Current Lender (Beneficiary):**

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

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

Last Publication Date: 03/20/2025

McCarthy & Holthus LLP Attorney for Beneficiary:

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

0562-2024 **Foreclosure Number:**

E4082178 12/17/2024 Reception #: **NED Date:**

Original Sale Date: 04/16/2025

Recording Date: 10/18/2021 Reception #: E1158708 10/01/2021 **Deed of Trust Date:**

> Re-Recorded #: **Re-Recording Date**

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:**

\$228,944.11 12/05/2024 **Current Amount:** As Of: Fixed **Interest Type:**

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

MELISSA ALIRE-CHAVEZ, XAVIER ALIRE **Current Owner:**

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

> 03/20/2025 **Last Publication Date:**

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

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

From December 11, 2024 Through December 17, 2024

E4082181

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: 0563-2024

NED Date: 12/17/2024

Original Sale Date: 04/16/2025

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:

Reception #:

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