

Notices of Election and Demand Filed in Arapahoe County

From November 27, 2024 Through December 03, 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: 0538-2024

NED Date: 12/03/2024 **Reception #:** E4079018
Original Sale Date: 04/02/2025
Deed of Trust Date: 06/28/2019 **Recording Date:** 07/02/2019 **Reception #:** D9064635
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 19049 E Warren Dr, 108, Aurora, CO 80013

Original Note Amt: \$226,816.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$208,264.45 **As Of:** 11/15/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: MICHAEL TORIEN TAYLOR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Michael Torien Taylor

Publication: Sentinel Colorado **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-033493 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0539-2024

NED Date: 12/03/2024 **Reception #:** E4079017
Original Sale Date: 04/02/2025
Deed of Trust Date: 04/10/2024 **Recording Date:** 04/12/2024 **Reception #:** E4021864
Re-Recording Date **Re-Recorded #:**

Legal: Lot 14, Block 3, Sunnyvale Filing No. 5,
County of Arapahoe, State of Colorado.

Address: 305 Empire St., Aurora,, CO 80010 COLORADO

Original Note Amt: \$337,500.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$337,500.00 **As Of:** 11/15/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BFSR3, LLC
Current Owner: GG Enterprise LLC, a Colorado Limited Liability Company
Grantee (Lender On Deed of Trust): BOOMERANG FINANCE SUB-REIT LLC, a Delaware limited liability company
Grantor (Borrower On Deed of Trust) GG Enterprise LLC, a Colorado Limited Liability Company

Publication: Sentinel Colorado **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025
Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC
Attorney File Number: 4660-002 **Phone:** (303)329-3363 **Fax:**

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Foreclosure Number: 0540-2024

NED Date: 12/03/2024 **Reception #:** E4079062
Original Sale Date: 04/02/2025
Deed of Trust Date: 05/05/2021 **Recording Date:** 05/10/2021 **Reception #:** E1076017
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, CHERRY TREE ESTATES FILING NO. 1.
COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1700 S Quebec Street, Denver, CO 80231

Original Note Amt: \$13,310,388.00 **LoanType:** Construction Loan **Interest Rate:**
Current Amount: \$7,278,995.70 **As Of:** 11/11/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BRMK Lending SPE JP, LLC
Current Owner: Cherry Tree Estates, LLC
Grantee (Lender On Deed of Trust): BRMK Lending LLC
Grantor (Borrower On Deed of Trust): Cherry Tree Estates, LLC

Publication: Sentinel Colorado **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025
Attorney for Beneficiary: Snell & Wilmer LLP
Attorney File Number: 24000310425 **Phone:** (303) 63-42000 **Fax:** (303) 63-42020

Foreclosure Number: 0541-2024

NED Date: 12/03/2024 **Reception #:** E4079016
Original Sale Date: 04/02/2025
Deed of Trust Date: 01/04/2021 **Recording Date:** 01/08/2021 **Reception #:** E1004050
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 4, AURORA HILLS FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 11593 East Alaska Avenue, Aurora, CO 80012

Original Note Amt: \$182,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$168,772.64 **As Of:** 11/14/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Jose De Jesus Villegas Ramirez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loan Simple, Inc.
Grantor (Borrower On Deed of Trust): Jose De Jesus Villegas Ramirez

Publication: Sentinel Colorado **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 24CO00309-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0542-2024

NED Date: 12/03/2024 **Reception #:** E4079019
Original Sale Date: 04/02/2025
Deed of Trust Date: 08/30/2002 **Recording Date:** 09/05/2002 **Reception #:** B2164410
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 5, KELLY CREEK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3279 South Biscay Way, Aurora, CO 80013

Original Note Amt: \$201,275.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$95,607.53 **As Of:** 11/19/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP Asset Company, Inc.
Current Owner: Richard K. Richard, II
Grantee (Lender On Deed of Trust): WASHINGTON MUTUAL BANK, FA
Grantor (Borrower On Deed of Trust): Richard K. Richard, II

Publication: Sentinel Colorado **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029674 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0543-2024

NED Date: 12/03/2024 **Reception #:** E4079026
Original Sale Date: 04/02/2025
Deed of Trust Date: 10/27/2022 **Recording Date:** 11/08/2022 **Reception #:** E2110375
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, COPPERLEAF FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4558 S Valdai Cir, Aurora, CO 80015

Original Note Amt: \$100,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$99,724.45 **As Of:** 10/28/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Amador Quintana and Mireya Quintana
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Amador Quintana and Mireya Quintana

Publication: Sentinel Colorado **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025
Attorney for Beneficiary: Holst & Tehrani LLP
Attorney File Number: Quintana **Phone:** (303)772-6666 **Fax:** (303)772-2822