

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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: 0054-2025

NED Date: 01/31/2025 **Reception #:** E5006964
Original Sale Date: 06/04/2025
Deed of Trust Date: 06/15/2004 **Recording Date:** 06/18/2004 **Reception #:** B4110275
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 11, HERITAGE GREENS, 7TH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5256 E MINERAL CIR, CENTENNIAL, CO 80122

Original Note Amt: \$644,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$383,897.24 **As Of:** 01/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2004-8, ASSET-BACKED CERTIFICATES SERIES 2004-8
Current Owner: DOUGLAS S WIDLUND AND KATHERINE S WIDLUND
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.
Grantor (Borrower On Deed of Trust) DOUGLAS S WIDLUND AND KATHERINE S WIDLUND

Publication: Littleton Independent **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010348498 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0055-2025

NED Date: 01/31/2025 **Reception #:** E5006987
Original Sale Date: 06/04/2025
Deed of Trust Date: 05/10/2021 **Recording Date:** 05/18/2021 **Reception #:** E1080070
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 7440 South BlackHawk St, Englewood, CO 80112

Original Note Amt: \$201,375.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$189,735.59 **As Of:** 01/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Fifth Third Bank, N.A.
Current Owner: Craig A. Reed
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Highlands Residential Mortgage, LTD
Grantor (Borrower On Deed of Trust) Craig A. Reed, in severalty

Publication: Littleton Independent **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO240096 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: 0057-2025

NED Date: 01/31/2025 **Reception #:** E5006965
Original Sale Date: 06/04/2025
Deed of Trust Date: 08/31/2022 **Recording Date:** 09/06/2022 **Reception #:** E2092003
Re-Recording Date **Re-Recorded #:**

Legal: LOT 74, BLOCK 13, MEADOWOOD FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3150 S Jasper Way, Aurora, CO 80013

Original Note Amt: \$448,722.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$435,803.48 **As Of:** 01/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: DUSTIN GOODMAN
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) Dustin Goodman

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 25-033912 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0058-2025

NED Date: 01/31/2025 **Reception #:** E5006966
Original Sale Date: 06/04/2025
Deed of Trust Date: 06/19/2015 **Recording Date:** 06/24/2015 **Reception #:** D5067193
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 2, AURORA HIGHLANDS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2063 S Rifle St, Aurora, CO 80013

Original Note Amt: \$223,850.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$208,845.86 **As Of:** 01/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Karissa Gibbens and Danny Gibbens
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for
Goodmortgage.com, a Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Karissa Gibbens and Danny Gibbens

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24168 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0059-2025

NED Date: 01/31/2025 **Reception #:** E5006969
Original Sale Date: 06/04/2025
Deed of Trust Date: 03/03/2023 **Recording Date:** 03/06/2023 **Reception #:** E3013993
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 1, SEVEN HILLS SUBDIVISION FILING 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3160 S Halifax St, Aurora, CO 80013

Original Note Amt: \$430,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$428,962.27 **As Of:** 01/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
Current Owner: Ronald Stewart and Jeannie Stewart
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Ronald Stewart and Jeannie Stewart

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-23-970946-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0060-2025

NED Date: 01/31/2025 **Reception #:** E5006967
Original Sale Date: 06/04/2025
Deed of Trust Date: 08/11/2020 **Recording Date:** 08/17/2020 **Reception #:** E0105213
Re-Recording Date **Re-Recorded #:**

Legal: LOT 128, BLOCK 2, CHAMBERS RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2008 S Hannibal St, Aurora, CO 80013

Original Note Amt: \$148,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$92,730.08 **As Of:** 01/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: Rhonda Martin, Leon Melroy
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust) Rhonda Martin and Leon Melroy

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1006685-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0061-2025

NED Date:	02/04/2025	Reception #:	E5007853		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	11/19/2021	Recording Date:	11/30/2021	Reception #:	E1181666
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 2261 S Buckley Rd Apt 102, Aurora, CO 80013-5853

Original Note Amt:	\$80,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$79,763.80	As Of:	01/21/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CANVAS CREDIT UNION
Current Owner:	MARTA A SANABRIA REYES, LISETH M VARGA SANABRIA
Grantee (Lender On Deed of Trust):	CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust)	Marta A. Flores Sanabria

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

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

Attorney File Number:	24-033161	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0062-2025

NED Date:	02/04/2025	Reception #:	E5007856		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	03/21/2023	Recording Date:	04/04/2023	Reception #:	E3021911
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 1314 S Dillon Way, Aurora, CO 80012

Original Note Amt:	\$350,889.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$345,043.91	As Of:	01/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	RACHEL GRACE OHRTMAN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Rocket Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Rachel Grace Ohrtman

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

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

Attorney File Number:	25-033876	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0063-2025

NED Date: 02/04/2025 **Reception #:** E5007854
Original Sale Date: 06/04/2025
Deed of Trust Date: 07/08/2016 **Recording Date:** 07/14/2016 **Reception #:** D6075218
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 8, NOB HILL-FIRST FILING AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6794 S Birch Way, Centennial, CO 80122

Original Note Amt: \$477,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$313,157.61 **As Of:** 01/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Kathleen M. Reynolds
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Synergy One Lending, Inc.
dba: Retirement Funding Solutions, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Kathleen M. Reynolds

Publication: Littleton Independent **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1005573-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0064-2025

NED Date: 02/04/2025 **Reception #:** E5007861
Original Sale Date: 06/04/2025
Deed of Trust Date: 09/01/2023 **Recording Date:** 09/13/2023 **Reception #:** E3063259
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, HARMONY SUBDIVISION FILING NO. 10, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1977-09-3-24-005

Address: 26987 E Maple Ave, Aurora, CO 80018

Original Note Amt: \$505,672.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$501,518.42 **As Of:** 01/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ALONDRA GISELL DELGADO, WALTER ALEXIS DELGADO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SOUTHWEST FUNDING, LP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Alondra Gisell Delgado AND Walter Alexis Delgado

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 25-033905 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0065-2025

NED Date:	02/04/2025	Reception #:	E5007855		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	11/25/2020	Recording Date:	12/02/2020	Reception #:	E0167225
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 1, BLOCK 5, MEADOWOOD FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 197531102015

Address: 15297 E Columbia Dr, Aurora, CO 80014

Original Note Amt:	\$368,207.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$339,011.32	As Of:	01/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	DANIEL SCOTT PENNEY, JANICE E BURDICK
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Daniel Scott Penney AND Janice E Burdick

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

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

Attorney File Number:	23-029921	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0066-2025

NED Date:	02/04/2025	Reception #:	E5007863		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	10/18/2019	Recording Date:	10/22/2019	Reception #:	D9113210
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 28, BLOCK 3, AURORA HIGHLANDS SUBDIVISION, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N. : 1975-21-3-08-028

Address: 17609 E. Utah Place, Aurora, CO 80017

Original Note Amt:	\$305,250.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$274,195.15	As Of:	01/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	ANGELA KIRKPATRICK
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Angela Kirkpatrick

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

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

Attorney File Number:	23-030028	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0067-2025

NED Date: 02/04/2025 **Reception #:** E5007859
Original Sale Date: 06/04/2025
Deed of Trust Date: 02/21/2013 **Recording Date:** 03/07/2013 **Reception #:** D3028664
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, CHERRY CREEK PARK TOWNHOMES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14028 E Temple Drive, Aurora, CO 80015

Original Note Amt: \$154,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$114,412.36 **As Of:** 01/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Paul Cohen
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Paul Cohen

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1006249-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0068-2025

NED Date: 02/04/2025 **Reception #:** E5007860
Original Sale Date: 06/04/2025
Deed of Trust Date: 12/11/2020 **Recording Date:** 12/15/2020 **Reception #:** E0175481
Re-Recording Date **Re-Recorded #:**

Legal: See LEGAL DESCRIPTION

Address: 9079 E. Panorama Circle #217, Englewood, CO 80112

Original Note Amt: \$259,000.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$260,275.50 **As Of:** 12/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Brian C Reseigh
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust): Brian C Reseigh

Publication: Littleton Independent **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00112-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0069-2025

NED Date:	02/04/2025	Reception #:	E5007858		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	10/29/2021	Recording Date:	11/17/2021	Reception #:	E1176038
		Re-Recording Date	02/22/2023	Re-Recorded #:	E3010692

Legal: LOT 17, BLOCK 2, SUNNYVALE AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 517 Florence Street, Aurora, CO 80010

Original Note Amt:	\$3,616,000.00	LoanType:	Commerical	Interest Rate:	
Current Amount:	\$3,449,058.16	As Of:	01/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3
Current Owner:	Avi Schwalb
Grantee (Lender On Deed of Trust):	S-SVB Revolving Loan Trust I, ISAOA/ATIMA
Grantor (Borrower On Deed of Trust)	1775 Chester LLC, 1376 Boston LLC, 334 Empire LLC, 10209 10 Ave LLC, 129 Del Mar LLC, 1320 Dallas LLC, 835 Kenton LLC, 5320 Worchester LLC, 800 Hanover LLC, 517 Florence LLC, 881 Tucson LLC

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-24-1001089-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0070-2025

NED Date:	02/04/2025	Reception #:	E5007862		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	06/24/2021	Recording Date:	06/25/2021	Reception #:	E1101869
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 205 South McDonnell Street, Byers, CO 80103

Original Note Amt:	\$294,233.00	LoanType:	FHLMC	Interest Rate:	
Current Amount:	\$277,072.08	As Of:	01/22/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Clinton Churchwell
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Highlands Residential Mortgage, Ltd., its successors and assigns
Grantor (Borrower On Deed of Trust)	Clinton Churchwell and Jaime Churchwell

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO23933	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0071-2025

NED Date: 02/07/2025 **Reception #:** E5008771
Original Sale Date: 06/04/2025
Deed of Trust Date: 10/08/2012 **Recording Date:** 10/18/2012 **Reception #:** D2118852
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 1, CHENANGO FILING NO. 1, EXCEPTING THEREFROM THE WESTERLY 10 FEET OF LOT 25, ADJACENT TO THE NORTHERLY 20 FEET OF THE BOUNDARY LINE IN COMMON WITH LOT 23, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7575 S Telluride Ct, Centennial, CO 80016-1648

Original Note Amt: \$900,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$684,924.16 **As Of:** 01/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Mortgage Assets Management, LLC
Current Owner: Gregory J. Robertson and Jeanne L. Robertson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Generation Mortgage company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Gregory J. Robertson and Jeanne L. Robertson

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1005275-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0072-2025

NED Date: 02/07/2025 **Reception #:** E5008775
Original Sale Date: 06/04/2025
Deed of Trust Date: 08/03/2022 **Recording Date:** 08/04/2022 **Reception #:** E2082643
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 941 Quentin Street, Aurora, CO 80011

Original Note Amt: \$539,939.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$526,879.45 **As Of:** 01/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: THAREN WILLIAM HOPKE, PEBBLES LAVETA HOPKE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Pebbles Laveta Hopke AND Tharen William Hopke

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 25-033933 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0073-2025

NED Date: 02/07/2025 **Reception #:** E5008768
Original Sale Date: 06/04/2025
Deed of Trust Date: 02/08/2023 **Recording Date:** 02/16/2023 **Reception #:** E3009575
Re-Recording Date **Re-Recorded #:**

Legal: LOT 42, BLOCK 1, KENSINGTON SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 9731 E ARKANSAS PL, AURORA, CO 80247

Original Note Amt: \$47,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$47,000.00 **As Of:** 01/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMMT HELOC PARTICIPATION TRUST
Current Owner: REVAZ BARISASHVILI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): REVAZ BARISASHVILI

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010290278 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0074-2025

NED Date: 02/07/2025 **Reception #:** E5008819
Original Sale Date: 06/04/2025
Deed of Trust Date: 04/27/2022 **Recording Date:** 04/29/2022 **Reception #:** E2047602
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN: 2073-04-4-26-025

Address: 17652 E Loyola Drive 2032R, Aurora, CO 80013

Original Note Amt: \$264,127.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$255,464.33 **As Of:** 01/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ANGELINA T. CONTRERAS, OSCYEL RAMOS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Angelina T. Contreras AND Oscyel Ramos

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 25-033980 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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: 0075-2025

NED Date: 02/07/2025 **Reception #:** E5008770
Original Sale Date: 06/04/2025
Deed of Trust Date: 01/17/2017 **Recording Date:** 01/19/2017 **Reception #:** D7007192
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 13, AURORA HILLS SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 416 S Potomac Way, Aurora, CO 80012

Original Note Amt: \$251,363.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$214,766.69 **As Of:** 01/26/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Hever Alan Resendiz Hernandez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Hever Alan Resendiz Hernandez

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1005325-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0076-2025

NED Date: 02/07/2025 **Reception #:** E5008769
Original Sale Date: 06/04/2025
Deed of Trust Date: 07/20/2017 **Recording Date:** 07/27/2017 **Reception #:** D7085031
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 25, 26, 27 AND 28, BLOCK 25, JACKSON'S BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 701 W Quincy Avenue, Englewood, CO 80110

Original Note Amt: \$562,500.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$123,725.00 **As Of:** 01/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: MARK TYRONE HABENICHT
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Mark Tyrone Habenicht

Publication: Littleton Independent **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 25-033889 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

Arapahoe County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: 0077-2025

NED Date: 02/07/2025 **Reception #:** E5008772
Original Sale Date: 06/04/2025
Deed of Trust Date: 06/06/2016 **Recording Date:** 06/13/2016 **Reception #:** D6061742
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 19, BLOCK 6, PINEY CREEK VILLAGE, FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6160 S Memphis Court, Centennial, CO 80016

Original Note Amt: \$458,850.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$442,396.09 **As Of:** 01/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC
Current Owner: Anita Colorado Chanthasavath
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust): Anita Chanthasavath

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 18CO00197-20 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0078-2025

NED Date: 02/11/2025 **Reception #:** E5009572
Original Sale Date: 06/04/2025
Deed of Trust Date: 07/15/2022 **Recording Date:** 07/19/2022 **Reception #:** E2076988
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 4, WILLOW TRACE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4802 S Lisbon Way, Aurora, CO 80015-5462

Original Note Amt: \$553,433.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$539,444.87 **As Of:** 01/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CMG Mortgage, Inc.
Current Owner: Audra L Boyle, Ryan H Boyle
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Celebrity Home Loans, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Audra L Boyle, Ryan H Boyle

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1005579-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

Arapahoe County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: 0079-2025

NED Date:	02/11/2025	Reception #:	E5009580		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	03/24/2016	Recording Date:	03/25/2016	Reception #:	D6029881
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 14423 E Jewell Ave Unit 202, Aurora, CO 80012

Original Note Amt:	\$104,703.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$87,043.13	As Of:	01/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding
Current Owner:	Robert Walls
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns
Grantor (Borrower On Deed of Trust)	Robert Walls

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24226	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0080-2025

NED Date:	02/11/2025	Reception #:	E5009583		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	06/22/2023	Recording Date:	06/23/2023	Reception #:	E3042377
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 38, BLOCK 1, GREENFIELD FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20678 E Lake Cir, Centennial, CO 80016-3888

Original Note Amt:	\$605,000.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$603,428.51	As Of:	01/27/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Frank Morris Jr, Kaitlyn Amy Morris
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Novus Home Mortgage, a division of Ixonia Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Frank Morris Jr, Kaitlyn Amy Morris

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1007087-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0081-2025

NED Date: 02/11/2025 **Reception #:** E5009577
Original Sale Date: 06/04/2025
Deed of Trust Date: 06/15/2023 **Recording Date:** 06/21/2023 **Reception #:** E3041343
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 6, CROSS CREEK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 1977-07-1-07-014

Address: 385 N Flat Rock St, Aurora, CO 80018-1595

Original Note Amt: \$526,556.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$521,905.97 **As Of:** 01/28/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: JOSHUA KIER FLOWER, JESSICA JOY ZOOK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Luminate Home Loans, Inc., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jessica Joy Zook AND Joshua Kier Flower

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 25-034023 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0082-2025

NED Date: 02/11/2025 **Reception #:** E5009573
Original Sale Date: 06/04/2025
Deed of Trust Date: 06/13/2022 **Recording Date:** 06/21/2022 **Reception #:** E2067014
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 4, HORIZON UPTOWN FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID(S): 197501304014

Address: 725 N Quatar St, Aurora, CO 80018

Original Note Amt: \$30,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$34,265.48 **As Of:** 01/28/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): FIRST AMERICAN NATIONAL, LLC
Current Owner: MICHELLE DARNELL, TYLER DARNELL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SPRING EQ, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Michelle Darnell AND Tyler Darnell

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 24-033397 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0083-2025

NED Date:	02/11/2025	Reception #:	E5009575		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	03/14/2003	Recording Date:	03/21/2003	Reception #:	B3058937
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 17, BLOCK 2, WILLOW PARK SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15134 East Utah Place, Aurora, CO 80012

Original Note Amt:	\$176,000.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$78,095.45	As Of:	01/29/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F
Current Owner:	Jorge Flores
Grantee (Lender On Deed of Trust):	Colorado Tierra Mortgage, Inc.
Grantor (Borrower On Deed of Trust)	Jorge Flores

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24229	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0084-2025

NED Date:	02/11/2025	Reception #:	E5009576		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	11/30/2004	Recording Date:	12/06/2004	Reception #:	B4209555
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, BLOCK 4, ALGONQUIN ACRES AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5 AND 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6691 South Abilene Way, Centennial, CO 80111

Original Note Amt:	\$193,000.00	LoanType:	FHLMC	Interest Rate:	
Current Amount:	\$101,632.80	As Of:	01/29/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Provident Funding Associates, L.P.
Current Owner:	Paul F. Unis
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Provident Funding Associates, L.P., its successors and assigns
Grantor (Borrower On Deed of Trust)	Paul F. Unis

Publication:	Littleton Independent	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24215	Phone:	(303)274-0155	Fax:	(303)274-0159
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Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0085-2025

NED Date: 02/11/2025 **Reception #:** E5009581
Original Sale Date: 06/04/2025
Deed of Trust Date: 08/22/2022 **Recording Date:** 08/24/2022 **Reception #:** E2088352
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 8, WATERSTONE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24575 E Ohio Drive, Aurora, CO 80018

Original Note Amt: \$556,279.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$540,530.57 **As Of:** 01/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Jornelys Gabriela Rojas Ruiz and Jorge Luis Rojas Navarro
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jornelys Gabriela Rojas Ruiz and Jorge Luis Rojas Navarro

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1005329-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0086-2025

NED Date: 02/11/2025 **Reception #:** E5009578
Original Sale Date: 06/04/2025
Deed of Trust Date: 04/20/2023 **Recording Date:** 04/25/2023 **Reception #:** E3027360
Re-Recording Date **Re-Recorded #:**

Legal: LOT 71, BLOCK 2, PARKVIEW SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 616 S Norfolk Way, Aurora, CO 80017

Original Note Amt: \$340,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$335,322.23 **As Of:** 01/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: David Salter
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust) David Salter

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00020-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0088-2025

NED Date:	02/11/2025	Reception #:	E5009584		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	03/04/2005	Recording Date:	03/09/2005	Reception #:	B5033308
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID NUMBER: 207715414010

Address: 5819 S PEARL STREET, CENTENNIAL, CO 80121

Original Note Amt:	\$93,500.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$56,514.93	As Of:	01/30/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	WELLS FARGO BANK, N.A. , as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ3
Current Owner:	CHRISTINE M SMITH, ANTONINO E SMITH
Grantee (Lender On Deed of Trust):	ARGENT MORTGAGE COMPANY, LLC
Grantor (Borrower On Deed of Trust)	Antonino E Smith AND Christine M Smith

Publication:	Littleton Independent	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

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

Attorney File Number:	19-022497	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0089-2025

NED Date:	02/11/2025	Reception #:	E5009579		
Original Sale Date:	06/04/2025				
Deed of Trust Date:	01/10/2023	Recording Date:	01/17/2023	Reception #:	E3003238
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 6, BLOCK 21, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17182 E FORD DR, AURORA, CO 80017-3204

Original Note Amt:	\$110,000.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$108,168.69	As Of:	01/30/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	ANNA M SHEEHAN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEWREZ LLC
Grantor (Borrower On Deed of Trust)	ANNA M. SHEEHAN

Publication:	Sentinel Colorado	First Publication Date:	04/10/2025
		Last Publication Date:	05/08/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010359602	Phone:	(303)350-3711	Fax:	(303)813-1107
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Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 11, 2025

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Foreclosure Number: 0090-2025

NED Date: 02/11/2025 **Reception #:** E5009582
Original Sale Date: 06/04/2025
Deed of Trust Date: 05/03/2013 **Recording Date:** 05/07/2013 **Reception #:** D3056584
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, OXFORD HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4180 S JASON ST, ENGLEWOOD, CO 80110

Original Note Amt: \$177,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$135,523.81 **As Of:** 01/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): TRUIST BANK
Current Owner: JANETTE M BIRMINGHAM
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SUNTRUST MORTGAGE, INC.
Grantor (Borrower On Deed of Trust) JANETTE M BIRMINGHAM

Publication: Littleton Independent **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010354330 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0091-2025

NED Date: 02/11/2025 **Reception #:** E5009588
Original Sale Date: 06/04/2025
Deed of Trust Date: 12/09/2022 **Recording Date:** 12/16/2022 **Reception #:** E2119291
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 1, TOLLGATE VILLAGE SUBDIVISION, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1975-17-4-16-022

Address: 830 South Norfolk Street, Aurora, CO 80017

Original Note Amt: \$465,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$458,025.28 **As Of:** 01/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: KERRY KELLEY, ECONYERS S. WILLIS
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust) Econyers S. Willis AND Kerry Kelley

Publication: Sentinel Colorado **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: 24-033646 **Phone:** (303)706-9990 **Fax:** (303)706-9994