

Notices of Election and Demand Filed in Arapahoe County

From February 12, 2025 Through February 18, 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: 0125-2022 **Restarted**

NED Date: 02/14/2025 **Reception #:** E5010547
Original Sale Date: 06/18/2025
Deed of Trust Date: 09/26/2019 **Recording Date:** 10/01/2019 **Reception #:** D9103534
Re-Recording Date **Re-Recorded #:**

Legal: LOT 56, BLOCK 2, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 031625084

Address: 17694 East Loyola Drive #A, Aurora, CO 80013

Original Note Amt: \$250,381.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$243,033.97 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Artisia Simes
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) Artisia Simes

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

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

Attorney File Number: 22-026606 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0092-2025

NED Date: 02/14/2025 **Reception #:** E5010539
Original Sale Date: 06/18/2025
Deed of Trust Date: 06/26/2023 **Recording Date:** 06/28/2023 **Reception #:** E3043489
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 3, SUMMER VALLEY SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHPOE, STATE OF COLORADO.

Address: 17125 E Nassau Pl, Aurora, CO 80013-3203

Original Note Amt: \$459,523.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$453,810.18 **As Of:** 01/31/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JUSTIN CHUNG
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Justin Chung

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

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

Attorney File Number: 25-033913 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0093-2025

NED Date: 02/14/2025 **Reception #:** E5010545
Original Sale Date: 06/18/2025
Deed of Trust Date: 11/07/2022 **Recording Date:** 11/22/2022 **Reception #:** E2113491
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3858 S Gibraltar St, Aurora, CO 80013

Original Note Amt: \$90,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$89,925.15 **As Of:** 01/28/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Zelfia Alvarez
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Zelfia Alvarez

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: Holst & Tehrani LLP

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

Foreclosure Number: 0094-2025

NED Date: 02/14/2025 **Reception #:** E5010540
Original Sale Date: 06/18/2025
Deed of Trust Date: 12/12/2003 **Recording Date:** 12/19/2003 **Reception #:** B3269561
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 7, Block 15, Kingsborough Filing No. 3, County of Arapahoe, State of Colorado.

Address: 16501 E Villanova Pl, Aurora, CO 80013

Original Note Amt: \$164,654.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$76,449.99 **As Of:** 01/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Randi L Ward
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Taylor, Bean & Whitaker Mortgage Corp.
Grantor (Borrower On Deed of Trust): Kenneth C. Ward

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00522-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0095-2025

NED Date: 02/14/2025 **Reception #:** E5010542
Original Sale Date: 06/18/2025
Deed of Trust Date: 07/01/2022 **Recording Date:** 07/07/2022 **Reception #:** E2072984
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, WHEATLANDS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 24740 E Euclid Pl, Aurora, CO 80016-2492

Original Note Amt: \$412,000.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$399,036.52 **As Of:** 02/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Willard J. Ehlers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Willard J. Ehlers

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24164 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0096-2025

NED Date: 02/14/2025 **Reception #:** E5010543
Original Sale Date: 06/18/2025
Deed of Trust Date: 01/28/2013 **Recording Date:** 03/25/2013 **Reception #:** D3036756
Re-Recording Date: **Re-Recorded #:**

Legal: See Attached Exhibit A

Address: 16920 E Easter Ave, Aurora, CO 80016-1548

Original Note Amt: \$186,835.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$54,016.22 **As Of:** 02/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Robert C. Nice
Grantee (Lender On Deed of Trust): U.S. Bank National Association ND
Grantor (Borrower On Deed of Trust): Robert C. Nice, Toni Reeser

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1006507-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0097-2025

NED Date: 02/14/2025 **Reception #:** E5010546
Original Sale Date: 06/18/2025
Deed of Trust Date: 03/22/2024 **Recording Date:** 03/28/2024 **Reception #:** E4018121
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1801 S DUNKIRK ST UNIT 303, AURORA, CO 80017

Original Note Amt: \$342,202.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$341,611.08 **As Of:** 02/04/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010302388 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0098-2025

NED Date: 02/14/2025 **Reception #:** E5010544
Original Sale Date: 06/18/2025
Deed of Trust Date: 04/05/2021 **Recording Date:** 04/06/2021 **Reception #:** E1057041
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 10, PARK VIEW MEADOWS SUBDIVISION, 4TH FILING, COUNTY OF ARAPAHOE, STATE OF
COLORADO.

Address: 5118 S MALAYA CT, CENTENNIAL, CO 80015

Original Note Amt: \$440,475.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$408,588.57 **As Of:** 02/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: MATTHEW J KNOPIK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): MATTHEW J KNOPIK

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010352797 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0099-2025

NED Date:	02/18/2025	Reception #:	E5011050		
Original Sale Date:	06/18/2025				
Deed of Trust Date:	06/15/2016	Recording Date:	06/22/2016	Reception #:	D6066100
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 3164 S Wheeling Way Unit #205, Aurora, CO 80014

Original Note Amt:	\$277,500.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$126,558.66	As Of:	02/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	JUDITH MALLON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Judith Mallon

Publication:	Sentinel Colorado	First Publication Date:	04/24/2025
		Last Publication Date:	05/22/2025

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

Attorney File Number:	25-033873	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0100-2025

NED Date:	02/18/2025	Reception #:	E5011048		
Original Sale Date:	06/18/2025				
Deed of Trust Date:	03/07/2024	Recording Date:	03/12/2024	Reception #:	E4014729
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 16, BLOCK 4, HIGHPOINT SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4258 South Andes Way, Aurora, CO 80013

Original Note Amt:	\$70,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$70,175.00	As Of:	02/04/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	BELLCO CREDIT UNION
Current Owner:	CHARLES BOWMAN, GLORIA BOWMAN
Grantee (Lender On Deed of Trust):	BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust)	Charles Bowman AND Gloria Bowman

Publication:	Sentinel Colorado	First Publication Date:	04/24/2025
		Last Publication Date:	05/22/2025

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

Attorney File Number:	25-034049	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0101-2025

NED Date: 02/18/2025 **Reception #:** E5011049
Original Sale Date: 06/18/2025
Deed of Trust Date: 05/01/2023 **Recording Date:** 05/03/2023 **Reception #:** E3029601
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 3, PINEY CREEK VILLAGE FILING NO. 2,
COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 16477 E. Orchard Place, Centennial, CO 80016

Original Note Amt: \$1,710,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$1,657,639.78 **As Of:** 01/17/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Live Oak Banking Company
Current Owner: Antony Bushell, Michele Bushell
Grantee (Lender On Deed of Trust): Live Oak Banking Company
Grantor (Borrower On Deed of Trust): Antony Bushell and Michele Bushell

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: MESSNER REEVES LLP

Attorney File Number: 13818.0006.001 **Phone:** (303)623-4806 **Fax:**

Foreclosure Number: 0102-2025

NED Date: 02/18/2025 **Reception #:** E5011056
Original Sale Date: 06/18/2025
Deed of Trust Date: 04/04/2008 **Recording Date:** 04/30/2008 **Reception #:** B8049479
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 30, BLOCK 1, CHAMBERS RIDGE SUBDIVISION FILING NO 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1970 South Helena Street #G, Aurora, CO 80013

Original Note Amt: \$105,839.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$70,676.71 **As Of:** 02/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MidFirst Bank
Current Owner: Scott D. Crowley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Eagle Home
Mortgage, LLC, a Delaware Limited Liability Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Scott D. Crowley

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1007942-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0103-2025

NED Date: 02/18/2025 **Reception #:** E5011053
Original Sale Date: 06/18/2025
Deed of Trust Date: 07/18/2022 **Recording Date:** 07/26/2022 **Reception #:** E2079022
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 68, BLOCK 8, TUSCANY SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19701 East Dorado Avenue, Aurora, CO 80015

Original Note Amt: \$125,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$124,389.25 **As Of:** 02/05/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: RYP WALTERS
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Ryp Walters

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

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

Attorney File Number: 24-032302 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0104-2025

NED Date: 02/18/2025 **Reception #:** E5011054
Original Sale Date: 06/18/2025
Deed of Trust Date: 05/26/2021 **Recording Date:** 05/26/2021 **Reception #:** E1085169
Re-Recording Date: **Re-Recorded #:**

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

Address: 2280 South Jasper Way Unit B, Aurora, CO 80013

Original Note Amt: \$246,453.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$229,615.69 **As Of:** 02/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: BRITTANY MAY
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): Brittany May

Publication: Sentinel Colorado **First Publication Date:** 04/24/2025
Last Publication Date: 05/22/2025

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

Attorney File Number: 25-034059 **Phone:** (303)706-9990 **Fax:** (303)706-9994