

Notices of Election and Demand Filed in Arapahoe County

From January 29, 2025 Through February 04, 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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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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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
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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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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

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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