

Notices of Election and Demand Filed in Arapahoe County

From March 12, 2025 Through March 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: 0165-2025

NED Date:	03/14/2025	Reception #:	E5016994		
Original Sale Date:	07/16/2025				
Deed of Trust Date:	09/08/2003	Recording Date:	09/15/2003	Reception #:	B3204904
		Re-Recording Date		Re-Recorded #:	

Legal: See Attached Exhibit A

Address: 14740 East Kentucky Drive #716, Aurora, CO 80012

Original Note Amt:	\$142,500.00	LoanType:	Reverse Mortgage HECM	Interest Rate:	
Current Amount:	\$94,056.13	As Of:	02/28/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PHH Mortgage Corporation
Current Owner:	Gisela Geuther, Reinhold Geuther
Grantee (Lender On Deed of Trust):	Wells Fargo Home Mortgage, Inc., a California Corporation
Grantor (Borrower On Deed of Trust)	Reinhold Geuther and Gisela Geuther

Publication:	Sentinel Colorado	First Publication Date:	05/22/2025
		Last Publication Date:	06/19/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1007591-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0166-2025

NED Date:	03/14/2025	Reception #:	E5016996		
Original Sale Date:	07/16/2025				
Deed of Trust Date:	06/09/2021	Recording Date:	06/11/2021	Reception #:	E1094251
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 27, BLOCK 2, OLDE TOWNE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11722 E Cedar Avenue, Aurora, CO 80012

Original Note Amt:	\$224,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$206,255.97	As Of:	03/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Frank Palamara
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)	Frank Palamara

Publication:	Sentinel Colorado	First Publication Date:	05/22/2025
		Last Publication Date:	06/19/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1009030-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0167-2025

NED Date: 03/14/2025 **Reception #:** E5016997
Original Sale Date: 07/16/2025
Deed of Trust Date: 02/15/2019 **Recording Date:** 02/25/2019 **Reception #:** D9015857
Re-Recording Date **Re-Recorded #:**

Legal: LOT 95, BLOCK 2, SUNSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 197520323095

Address: 1600 South Idalia Circle Unit A, Aurora, CO 80017

Original Note Amt: \$113,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$119,914.92 **As Of:** 03/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PINGORA LOAN SERVICING, LLC
Current Owner: ERICA BINGHAM
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) Erica Bingham

Publication: Sentinel Colorado **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

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

Attorney File Number: 24-033773 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0168-2025

NED Date: 03/14/2025 **Reception #:** E5016995
Original Sale Date: 07/16/2025
Deed of Trust Date: 04/06/2022 **Recording Date:** 04/07/2022 **Reception #:** E2039322
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 16153 East Alaska Place Apt 7, Aurora, CO 80017

Original Note Amt: \$89,600.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$86,227.87 **As Of:** 03/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: JEREMIAH MATTHIAS
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) Jeremiah Matthias

Publication: Sentinel Colorado **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

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

Attorney File Number: 23-030945 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0169-2025

NED Date: 03/14/2025 **Reception #:** E5016998
Original Sale Date: 07/16/2025
Deed of Trust Date: 05/05/2022 **Recording Date:** 05/12/2022 **Reception #:** E2052813
Re-Recording Date **Re-Recorded #:**

Legal: LAND SITUATED IN THE COUNTY OF ARAPAHOE IN THE STATE OF CO LOT 23, BLOCK 5, WOODGATE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 15091 E Chenango Ave, Aurora, CO 80015

Original Note Amt: \$300,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$292,606.60 **As Of:** 03/03/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner
Trustee for Verus Securitization Trust 2022-INV1
Current Owner: Phuoc Quang Tran, Tina Tran Ngo
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Optionwide Financial
Corporation , Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Phuoc Quang Tran, Tina Tran Ngo

Publication: Sentinel Colorado **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1009891-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0170-2025

NED Date: 03/14/2025 **Reception #:** E5016999
Original Sale Date: 07/16/2025
Deed of Trust Date: 06/16/2022 **Recording Date:** 07/12/2022 **Reception #:** E2074573
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 2, SOMERSET VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17111 E LOUISIANA DR, AURORA, CO 80017

Original Note Amt: \$41,727.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$41,135.66 **As Of:** 03/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: SIMON D CASTRO
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust) SIMON D CASTRO AKA SIMON CASTRO

Publication: Sentinel Colorado **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010332617 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0171-2025

NED Date: 03/18/2025 **Reception #:** E5017801
Original Sale Date: 07/16/2025
Deed of Trust Date: 06/11/2021 **Recording Date:** 06/18/2021 **Reception #:** E1098090
Re-Recording Date **Re-Recorded #:**

Legal: LOT, 5 BLOCK 12 COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE. STATE OF COLORADO
A.P.N. : 1975-16-3-19-005

Address: 17113 East Ford Drive, Aurora, CO 80017

Original Note Amt: \$233,689.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$218,336.67 **As Of:** 03/05/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ALEXIS ABITBOL
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) Alexis Jensen

Publication: Sentinel Colorado **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

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

Attorney File Number: 23-031166 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0172-2025

NED Date: 03/18/2025 **Reception #:** E5017799
Original Sale Date: 07/16/2025
Deed of Trust Date: 12/13/2021 **Recording Date:** 12/15/2021 **Reception #:** E1189341
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 14351 E Tennessee Ave Unit 205, Aurora, CO 80012

Original Note Amt: \$270,000.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$261,552.44 **As Of:** 03/06/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): V.I.P. Mortgage, Inc
Current Owner: Keith Deibert
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Zenith Home
Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Keith Deibert

Publication: Sentinel Colorado **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO23055 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0173-2025

NED Date:	03/18/2025	Reception #:	E5017800		
Original Sale Date:	07/16/2025				
Deed of Trust Date:	05/12/2010	Recording Date:	05/19/2010	Reception #:	D0047838
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 3, JENSEN SUBDIVISION SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1221 West Radcliff Ave, Englewood, CO 80110

Original Note Amt:	\$148,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$104,553.96	As Of:	03/05/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Sara Leatherwood
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc ("MERS") as nominee for Rocky Mountain Mortgage Specialists, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Sara Leatherwood

Publication:	Littleton Independent	First Publication Date:	05/22/2025
		Last Publication Date:	06/19/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1009885-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0174-2025

NED Date:	03/18/2025	Reception #:	E5017797		
Original Sale Date:	07/16/2025				
Deed of Trust Date:	11/30/2020	Recording Date:	12/04/2020	Reception #:	E0169196
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 10, BLOCK 4, THE HIGHLANDS FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7606 S Ogden Way, Centennial, CO 80122

Original Note Amt:	\$575,000.00	LoanType:	FHLMC	Interest Rate:	
Current Amount:	\$560,571.99	As Of:	03/06/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	TH MSR Holdings LLC
Current Owner:	Star Lynn Hall
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Citywide Home Loans, LLC
Grantor (Borrower On Deed of Trust)	Matthew M. Berry, a single person

Publication:	Littleton Independent	First Publication Date:	05/22/2025
		Last Publication Date:	06/19/2025

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

Attorney File Number:	CO240014	Phone:	(303)353-2965	Fax:	(303)632-8183
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Foreclosure Number: 0175-2025

NED Date:	03/18/2025	Reception #:	E5017802		
Original Sale Date:	07/16/2025				
Deed of Trust Date:	01/25/2020	Recording Date:	01/31/2020	Reception #:	E0013369
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 13800 E Marina Drive Apt 112, Aurora, CO 80014

Original Note Amt:	\$292,500.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$123,044.67	As Of:	03/05/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Longbridge Financial, LLC
Current Owner:	Dorothy A. Simpier
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as Nominee for Leaderone Financial Corp, its successors and assigns
Grantor (Borrower On Deed of Trust)	Dorothy A. Simpier

Publication:	Sentinel Colorado	First Publication Date:	05/22/2025
		Last Publication Date:	06/19/2025

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

Attorney File Number:	25-034213	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0176-2025

NED Date:	03/18/2025	Reception #:	E5017823		
Original Sale Date:	07/16/2025				
Deed of Trust Date:	10/22/2021	Recording Date:	10/28/2021	Reception #:	E1165107
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 033921577

Address: 1256 S Zeno Cir Unit A, Aurora, CO 80017

Original Note Amt:	\$311,258.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$292,327.89	As Of:	02/25/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	HUGO HOMERO BENITEZ SALGADO
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as Nominee for Fairway Independent Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Hugo Homero Benitez Salgado

Publication:	Sentinel Colorado	First Publication Date:	05/22/2025
		Last Publication Date:	06/19/2025

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

Attorney File Number:	25-034234	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0177-2025

NED Date: 03/18/2025

Reception #: E5017803

Original Sale Date: 07/16/2025

Deed of Trust Date: 11/01/2021

Recording Date: 11/04/2021

Reception #: E1169646

Re-Recording Date

Re-Recorded #:

Legal: LOT 232, BLOCK 1, SUMMIT PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN/PARCEL ID: 032332522

Address: 4227 S Granby Ct, Unit C, Aurora, CO 80014-8384

Original Note Amt: \$548,850.00

LoanType: FHA

Interest Rate:

Current Amount: \$193,926.90

As Of: 03/06/2025

Interest Type: Fixed

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC

Current Owner: JOHN WALLACE DEAL JR

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Longbridge Financial, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) John Wallace Deal, Jr

Publication: Sentinel Colorado

First Publication Date: 05/22/2025

Last Publication Date: 06/19/2025

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

Attorney File Number: 25-034317

Phone: (303)706-9990

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