

Notices of Election and Demand Filed in Arapahoe County

From April 16, 2025 Through April 22, 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: 0244-2025

NED Date: 04/18/2025 **Reception #:** E5026626
Original Sale Date: 08/20/2025
Deed of Trust Date: 07/19/2021 **Recording Date:** 07/21/2021 **Reception #:** E1115022
Re-Recording Date **Re-Recorded #:**

Legal: LOT 38, BLOCK 2, WILLOW PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1554 S fraser way, Aurora, CO 80112

Original Note Amt: \$475,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$454,287.85 **As Of:** 04/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Owen Sullivan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Hometown Lenders Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Owen Sullivan

Publication: Littleton Independent **First Publication Date:** 06/26/2025
Last Publication Date: 07/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1000700-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0245-2025

NED Date: 04/18/2025 **Reception #:** E5026618
Original Sale Date: 08/20/2025
Deed of Trust Date: 04/19/2006 **Recording Date:** 04/26/2006 **Reception #:** B6063973
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 29, SOUTHGLENN - FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1019 E Easter Way, Centennial, CO 80122

Original Note Amt: \$270,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$213,846.89 **As Of:** 04/07/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LoanCare, LLC
Current Owner: Andrew W Spaulding, Julie C Spaulding
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for EverBank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Andrew W Spaulding, Julie C Spaulding

Publication: Littleton Independent **First Publication Date:** 06/26/2025
Last Publication Date: 07/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1012177-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0246-2025

NED Date: 04/18/2025

Reception #: E5026619

Original Sale Date: 08/20/2025

Deed of Trust Date: 09/30/2021

Recording Date: 11/15/2021

Reception #: E1174925

Re-Recording Date

Re-Recorded #:

Legal: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 43, BLOCK 1, FIRST REPLAT OF SOUTHPARK SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHO, STATE OF COLORADO.

Address: 2906 W Long Circle B, Littleton, CO 80120

Original Note Amt: \$690,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$260,803.95

As Of: 04/04/2025

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, not in its individual capacity but solely in its capacity as Owner Trustee on behalf of Brean Asset Backed Securities Trust 2022-RM3

Current Owner: Linda L. Lancaster

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONWIDE EQUITIES CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Linda L. Lancaster

Publication: Littleton Independent

First Publication Date: 06/26/2025

Last Publication Date: 07/24/2025

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

Attorney File Number: 25-034287

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0247-2025

NED Date:	04/18/2025	Reception #:	E5026617		
Original Sale Date:	08/20/2025				
Deed of Trust Date:	12/23/2021	Recording Date:	01/03/2022	Reception #:	E2000032
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 80, BLOCK 13, BRISTOL COVE SUB, FLG 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7729 S Cove Cir, Centennial, CO 80122

Original Note Amt:	\$129,000.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$112,204.06	As Of:	03/13/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	TH MSR Holdings LLC
Current Owner:	Nicholas Ramsay Wilson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Network Capital Funding Corporation
Grantor (Borrower On Deed of Trust)	Nicholas Ramsay Wilson

Publication:	Littleton Independent	First Publication Date:	06/26/2025
		Last Publication Date:	07/24/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number:	25CO00090-1	Phone:	(720)259-6710	Fax:	(720)259-6709
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Foreclosure Number: 0248-2025

NED Date:	04/18/2025	Reception #:	E5026621		
Original Sale Date:	08/20/2025				
Deed of Trust Date:	07/26/2021	Recording Date:	08/03/2021	Reception #:	E1121439
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 5, BLOCK 5, RANCHO MANOR, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1146 Memphis St, Aurora, CO 80011

Original Note Amt:	\$176,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$164,757.44	As Of:	04/08/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Select Portfolio Servicing, Inc.
Current Owner:	Dina M. Gabriel
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Dina M. Gabriel

Publication:	Sentinel Colorado	First Publication Date:	06/26/2025
		Last Publication Date:	07/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1008117-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0249-2025

NED Date:	04/18/2025	Reception #:	E5026631		
Original Sale Date:	08/20/2025				
Deed of Trust Date:	01/15/2013	Recording Date:	03/04/2013	Reception #:	D3027157
		Re-Recording Date		Re-Recorded #:	

Legal: Please see attached Exhibit A

Address: 5555 E Briarwood Ave, Centennial, CO 80122

Original Note Amt:	\$152,946.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$114,816.91	As Of:	04/09/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	SELENE FINANCE, LP
Current Owner:	I Sheng Huang
Grantee (Lender On Deed of Trust):	JPMorgan Chase Bank, National Association
Grantor (Borrower On Deed of Trust)	I Sheng Huang

Publication:	Littleton Independent	First Publication Date:	06/26/2025
		Last Publication Date:	07/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-24-1001598-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0250-2025

NED Date:	04/18/2025	Reception #:	E5026615		
Original Sale Date:	08/20/2025				
Deed of Trust Date:	05/15/2021	Recording Date:	05/20/2021	Reception #:	E1082049
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 42, BLOCK 2, HALLCRAFT'S VILLAGE EAST-SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12956 East Colorado Ave, Aurora, CO 80012

Original Note Amt:	\$290,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$271,248.66	As Of:	04/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Nathaniel A. Olowu, Martha E. Olowu
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems Inc., as nominee for NewRez LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Nathaniel A. Olowu, Martha E. Olowu

Publication:	Sentinel Colorado	First Publication Date:	06/26/2025
		Last Publication Date:	07/24/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1012631-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0251-2025

NED Date: 04/18/2025

Reception #: E5026616

Original Sale Date: 08/20/2025

Deed of Trust Date: 09/30/2015

Recording Date: 09/30/2015

Reception #: D5111921

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 4681 South Decatur Street Condo 223, Englewood, CO 80110

Original Note Amt: \$120,280.00

LoanType: Conventional

Interest Rate:

Current Amount: \$99,919.17

As Of: 04/07/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Beverly Kay Krieg and Danny Michael Krieg, Jr.

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

Grantor (Borrower On Deed of Trust) Beverly Kay Krieg

Publication: Littleton Independent

First Publication Date: 06/26/2025

Last Publication Date: 07/24/2025

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

Attorney File Number: 25-034511

Phone: (303)706-9990

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