

# Notices of Election and Demand Filed in Arapahoe County

From March 20, 2024 Through March 26, 2024

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:** 0141-2024

**NED Date:** 03/22/2024      **Reception #:** E4016905  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 05/31/2022      **Recording Date:** 06/07/2022      **Reception #:** E2062019  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 6, Block 2, Meadowood Subdivision Filing No. 7, County of Arapahoe, State of Colorado.

**Address:** 3298 S Fairplay St, Aurora, CO 80014

**Original Note Amt:** \$454,500.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$454,300.00      **As Of:** 03/06/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Capital Fund REIT, LLC  
**Current Owner:** Darci Olave  
**Grantee (Lender On Deed of Trust):** Capital Fund I, LLC  
**Grantor (Borrower On Deed of Trust):** Darci Olave

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 24CO00004-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0142-2024

**NED Date:** 03/22/2024      **Reception #:** E4016824  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 03/10/2005      **Recording Date:** 04/29/2005      **Reception #:** B5061489  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE NORTH 26 FEET OF LOT 10, AND THE SOUTH 43 FEET OF LOT 9, BLOCK 1, GAMBLE ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 754 Fulton Street, Aurora, CO 80010-3914

**Original Note Amt:** \$161,500.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$74,772.85      **As Of:** 03/11/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1  
**Current Owner:** Anita A James AND Wayne M James  
**Grantee (Lender On Deed of Trust):** H&R BLOCK MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Anita A James AND Wayne M James

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-029059      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From March 20, 2024 Through March 26, 2024

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:** 0143-2024

**NED Date:** 03/22/2024      **Reception #:** E4016825  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 04/27/2001      **Recording Date:** 05/08/2001      **Reception #:** B1071453  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 12, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3822 S Killarney Court, Aurora, CO 80013

**Original Note Amt:** \$232,200.00      **LoanType:** Conventional Residential      **Interest Rate:**  
**Current Amount:** \$248,633.82      **As Of:** 03/11/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company formerly known as Bankers Trust Company of California, N.A., as Trustee for Long Beach Mortgage Loan Trust 2001-2  
**Current Owner:** John M. Joy and Leslie M. Joy  
**Grantee (Lender On Deed of Trust):** Long Beach Mortgage Company  
**Grantor (Borrower On Deed of Trust):** John M. Joy and Leslie M. Joy

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-23-971362-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0144-2024

**NED Date:** 03/22/2024      **Reception #:** E4016826  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 09/21/2016      **Recording Date:** 09/23/2016      **Reception #:** D6107198  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 2073-07-2-13-002

**Address:** 13902 E Stanford Cir, Unit A2, Aurora, CO 80015

**Original Note Amt:** \$156,849.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$136,041.13      **As Of:** 03/12/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Karen A. Lavine  
**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):** Karen A. Lavine

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031986      **Phone:** (303)706-9990      **Fax:** (303)706-9994



# Notices of Election and Demand Filed in Arapahoe County

From March 20, 2024 Through March 26, 2024

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:** 0147-2024

**NED Date:** 03/26/2024      **Reception #:** E4017479  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 07/26/2010      **Recording Date:** 08/13/2010      **Reception #:** D0078580  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 3, WILDWOOD SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 11092 E. OHIO PLACE, AURORA, CO 80012

**Original Note Amt:** \$191,893.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$135,450.87      **As Of:** 03/13/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** JOHN CONNOLLY AND LISA CONNOLLY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC.  
**Grantor (Borrower On Deed of Trust):** JOHN CONNOLLY

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010080976      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0148-2024

**NED Date:** 03/26/2024      **Reception #:** E4017480  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 08/16/2010      **Recording Date:** 08/20/2010      **Reception #:** D0081194  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 5, HAVANA PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 896 IOLA ST, AURORA, CO 80010

**Original Note Amt:** \$112,917.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$80,195.82      **As Of:** 03/13/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** JOSE PISTE NOH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN EQUITY MORTGAGE, INC  
**Grantor (Borrower On Deed of Trust):** JOSE PISTE NOH

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010081156      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From March 20, 2024 Through March 26, 2024

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:** 0149-2024

**NED Date:** 03/26/2024      **Reception #:** E4017483  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 01/31/2006      **Recording Date:** 02/07/2006      **Reception #:** B6016940  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 32, Block 1, Piney Creek Village Filing No. 1, County of Arapahoe, State of Colorado.

**Address:** 16163 E Maplewood Place, Centennial, CO 80016

**Original Note Amt:** \$725,458.00      **LoanType:** CONV      **Interest Rate:**  
**Current Amount:** \$611,691.30      **As Of:** 03/13/2024      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2  
**Current Owner:** John L. Trahan and Susan A. Trahan  
**Grantee (Lender On Deed of Trust):** Long Beach Mortgage Company  
**Grantor (Borrower On Deed of Trust):** John L. Trahan and Susan A. Trahan

**Publication:** Sentinel Colorado      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO22991      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 0150-2024

**NED Date:** 03/26/2024      **Reception #:** E4017476  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 02/24/2021      **Recording Date:** 03/08/2021      **Reception #:** E1038433  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE EXHIBIT A ATTACHED HERETO.

**Address:** 168 W Sterne Pkwy, Littleton, CO 80120

**Original Note Amt:** \$175,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$209,693.48      **As Of:** 03/13/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Weinberg Servicing, LLC  
**Current Owner:** PK6 LLC  
**Grantee (Lender On Deed of Trust):** Weinberg Servicing, LLC  
**Grantor (Borrower On Deed of Trust):** PK6 LLC, a Colorado limited liability company

**Publication:** Littleton Independent      **First Publication Date:** 05/30/2024  
**Last Publication Date:** 06/27/2024  
**Attorney for Beneficiary:** Timmins LLC  
**Attorney File Number:** 168 W STERNE PKWY      **Phone:** (303)592-4500      **Fax:** (303)592-4515