

Notices of Election and Demand Filed in Arapahoe County

From December 25, 2024 Through December 31, 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: 0567-2024

NED Date: 12/27/2024 **Reception #:** E4083820
Original Sale Date: 04/30/2025
Deed of Trust Date: 05/31/2005 **Recording Date:** 06/13/2005 **Reception #:** B5086115
Re-Recording Date: **Re-Recorded #:**

Legal: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO,
DESCRIBED AS FOLLOWS:
WEST 50 FEET OF LOTS 44 THROUGH 48, BLOCK 40, SOUTH BROADWAY HEIGHTS, COUNTY OF ARAPHOE, STATE OF
COLORADO.

Address: 12 E Quincy Ave, Englewood, CO 80113-4644

Original Note Amt: \$68,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$64,588.05 **As Of:** 12/12/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Herbert Living Trust Dated July 24, 2020
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust): Keith B. Reaves

Publication: Littleton Independent **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-1002843-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0568-2024

NED Date: 12/27/2024 **Reception #:** E4083824
Original Sale Date: 04/30/2025
Deed of Trust Date: 08/18/2021 **Recording Date:** 08/24/2021 **Reception #:** E1131944
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 14, WATERSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14045 S Grand Ct, Aurora, CO 80018

Original Note Amt: \$60,000.00 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$60,037.38 **As Of:** 12/10/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Premier Members CU
Current Owner: Krystle Gayle Olivas
Grantee (Lender On Deed of Trust): Premier Members CU
Grantor (Borrower On Deed of Trust): Krystle Gayle Olivas

Publication: Sentinel Colorado **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Holst & Tehrani LLP

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

Notices of Election and Demand Filed in Arapahoe County

From December 25, 2024 Through December 31, 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: 0569-2024

NED Date: 12/27/2024 **Reception #:** E4083827
Original Sale Date: 04/30/2025
Deed of Trust Date: 07/12/2018 **Recording Date:** 07/16/2018 **Reception #:** D8069325
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, FOX HILL FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 032418133

Address: 20091 East Bellewood Drive, Centennial, CO 80015

Original Note Amt: \$329,914.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$303,321.23 **As Of:** 12/13/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CHARLES CALVIN HOLLAND, JR.
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) Charles Calvin Holland, Jr.

Publication: Sentinel Colorado **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: 24-033709 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0570-2024

NED Date: 12/27/2024 **Reception #:** E4083833
Original Sale Date: 04/30/2025
Deed of Trust Date: 09/07/2021 **Recording Date:** 09/16/2021 **Reception #:** E1144413
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 14, SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3710 S Nepal Court, Aurora, CO 80013

Original Note Amt: \$504,591.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$475,816.89 **As Of:** 12/13/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: BEKHZOD ESHKOBILOVICH ABDIEV
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) Bekhzod Eshkobilovich Abdiev

Publication: Sentinel Colorado **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: 23-029600 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From December 25, 2024 Through December 31, 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: 0571-2024

NED Date: 12/27/2024 **Reception #:** E4083828
Original Sale Date: 04/30/2025
Deed of Trust Date: 09/22/2006 **Recording Date:** 10/02/2006 **Reception #:** B6141316
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1 EXCEPT THE WEST 72 FEET THEREOF, AND LOT 2 EXCEPT THE EAST 36 FEET THEREOF, BLOCK 25, AURORA HILLS, SEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 13637-13639 EAST NEVADA AVENUE, Aurora, CO 80012-2436

Original Note Amt: \$225,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$145,428.00 **As Of:** 12/16/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: ROBERT M. MCNITT
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WAUSAU MORTGAGE CORPORATION, DBA BROAD STREET MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Robert M. McNitt

Publication: Sentinel Colorado **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: 24-033718 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0572-2024

NED Date: 12/27/2024 **Reception #:** E4083831
Original Sale Date: 04/30/2025
Deed of Trust Date: 11/22/2023 **Recording Date:** 11/22/2023 **Reception #:** E3079270
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A

Address: 7390 South Fraser Street Unit B, Centennial, CO 80112

Original Note Amt: \$800,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$683,681.48 **As Of:** 12/03/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Fall River Holdings LLC, a Colorado Limited Liability Company
Current Owner: JC Mechanical Heating & Air Conditioning LLC, a Colorado Limited Liability Company
Grantee (Lender On Deed of Trust): Fall River Holdings LLC, a Colorado Limited Liability Company
Grantor (Borrower On Deed of Trust) JC Mechanical Heating & Air Conditioning LLC, a Colorado Limited Liability Company

Publication: Littleton Independent **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: MESSNER REEVES LLP

Attorney File Number: 16903.0001 **Phone:** (303)623-4806 **Fax:**

Notices of Election and Demand Filed in Arapahoe County

From December 25, 2024 Through December 31, 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: 0573-2024

NED Date:	12/27/2024	Reception #:	E4083834		
Original Sale Date:	04/30/2025				
Deed of Trust Date:	04/29/2021	Recording Date:	04/30/2021	Reception #:	E1071679
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 4854 E Kentucky Ave Unit D, Denver, CO 80246

Original Note Amt:	\$299,333.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$279,667.99	As Of:	12/16/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	RAMSEY HARRIS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BOKF, NA DBA BOK FINANCIAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ramsey Harris

Publication:	Sentinel Colorado	First Publication Date:	03/06/2025
		Last Publication Date:	04/03/2025

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

Attorney File Number:	24-033707	Phone:	(303)706-9990	Fax:	(303)706-9994
------------------------------	-----------	---------------	---------------	-------------	---------------

Foreclosure Number: 0574-2024

NED Date:	12/27/2024	Reception #:	E4083835		
Original Sale Date:	04/30/2025				
Deed of Trust Date:	09/23/2005	Recording Date:	10/03/2005	Reception #:	B5148772
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 160 Granby Way Unit C, Aurora, CO 80011

Original Note Amt:	\$199,137.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$118,274.22	As Of:	12/17/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Melva L. Papin and Linda L. Jones
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Assurity Financial Services, LLC, A Colorado Limited Liability Company, its successors and assigns
Grantor (Borrower On Deed of Trust)	Melva L. Papin and Linda L. Jones

Publication:	Sentinel Colorado	First Publication Date:	03/06/2025
		Last Publication Date:	04/03/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24090	Phone:	(303)274-0155	Fax:	(303)274-0159
------------------------------	---------	---------------	---------------	-------------	---------------

Notices of Election and Demand Filed in Arapahoe County

From December 25, 2024 Through December 31, 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: 0575-2024

NED Date:	12/27/2024	Reception #:	E4083894		
Original Sale Date:	04/30/2025				
Deed of Trust Date:	04/26/2021	Recording Date:	04/28/2021	Reception #:	E1069528
		Re-Recording Date		Re-Recorded #:	

Legal: See attached Exhibit A

Address: 1306 S Parker Rd, Unit #384, Denver, CO 80231-2146

Original Note Amt:	\$109,650.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$103,978.95	As Of:	12/17/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Alexander C. Nunnelee, Debra J. Nunnelee
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Caliber Home Loans, Inc.
Grantor (Borrower On Deed of Trust)	Alexander C. Nunnelee and Debra J. Nunnelee

Publication:	Sentinel Colorado	First Publication Date:	03/06/2025
		Last Publication Date:	04/03/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number:	24CO00505-1	Phone:	(720)259-6710	Fax:	(720)259-6709
------------------------------	-------------	---------------	---------------	-------------	---------------

Foreclosure Number: 0576-2024

NED Date:	12/31/2024	Reception #:	E4085012		
Original Sale Date:	04/30/2025				
Deed of Trust Date:	11/05/2018	Recording Date:	11/09/2018	Reception #:	D8110715
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, BLOCK 16, MURPHY CREEK FILING NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF AND
ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED JUNE 5, 2002 UNDER RECEPTION NO. B2103585, COUNTY
OF ARAPAHOE, STATE OF COLORADO.
A.P.N.: 1977-19-1-19-025

Address: 1465 S Haleyville Cir, Aurora, CO 80018

Original Note Amt:	\$358,388.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$327,016.96	As Of:	12/17/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alan R Ortiz AND Concepcion Trujillo Beas
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SISTAR MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Alan R Ortiz AND Concepcion Trujillo Beas

Publication:	Sentinel Colorado	First Publication Date:	03/06/2025
		Last Publication Date:	04/03/2025

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

Attorney File Number:	24-032910	Phone:	(303)706-9990	Fax:	(303)706-9994
------------------------------	-----------	---------------	---------------	-------------	---------------