

Notices of Election and Demand Filed in Arapahoe County

From October 09, 2024 Through October 15, 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: 0441-2024

NED Date: 10/09/2024 **Reception #:** E4065591
Original Sale Date: 02/05/2025
Deed of Trust Date: 07/01/2019 **Recording Date:** 07/03/2019 **Reception #:** D9064966
Re-Recording Date **Re-Recorded #:**

Legal: LOT 90, SMOKY HILL 400 FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 2073-16-1-34-001

Address: 18109 East Crestline Circle, Centennial, CO 80015-2676

Original Note Amt: \$348,570.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$321,094.66 **As Of:** 09/24/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Giovanni Z. Gomez
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) Giovanni Z. Gomez

Publication: Sentinel Colorado **First Publication Date:** 12/12/2024
Last Publication Date: 01/09/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-030931 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0442-2024

NED Date: 10/09/2024 **Reception #:** E4065596
Original Sale Date: 02/05/2025
Deed of Trust Date: 05/02/2014 **Recording Date:** 05/02/2014 **Reception #:** D4036650
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A, attached hereto.

Address: 7600 East Orchard Road, Greenwood Village, CO 80111

Original Note Amt: \$28,000,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$28,000,000.00 **As Of:** 09/16/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Trust, National Association, as Trustee for the registered holders of Wells Fargo
Commercial Mortgage Trust 2014-LC16, Commercial Mortgage Pass-Through Certificates,
Series 2014-LC16
Current Owner: Orchard & Greenwood LLC
Grantee (Lender On Deed of Trust): Wells Fargo Bank, National Association
Grantor (Borrower On Deed of Trust) Orchard & Greenwood LLC, a Delaware limited liability company

Publication: Littleton Independent **First Publication Date:** 12/12/2024
Last Publication Date: 01/09/2025
Attorney for Beneficiary: Bryan Cave Leighton Paisner LLP
Attorney File Number: M780922606 **Phone:** (303)866-0431678 **Fax:** (303)335-383134

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Foreclosure Number: 0443-2024

NED Date: 10/09/2024

Reception #: E4065595

Original Sale Date: 02/05/2025

Deed of Trust Date: 11/20/2009

Recording Date: 12/03/2009

Reception #: B9130747

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 3, PINEY CREEK FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TAX ID#: 2460857

Address: 5365 South Olathe Circle, Centennial, CO 80015

Original Note Amt: \$245,518.01

LoanType: Conventional

Interest Rate:

Current Amount: \$176,193.08

As Of: 09/19/2024

Interest Type: Fixed

Current Lender (Beneficiary): UBS BANK USA

Current Owner: Herbert G Pratt, III

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UBS
AG, Tampa Branch, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Herbert G Pratt, III

Publication: Sentinel Colorado

First Publication Date: 12/12/2024

Last Publication Date: 01/09/2025

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

Attorney File Number: 24-033120

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0444-2024

NED Date: 10/09/2024

Reception #: E4065594

Original Sale Date: 02/05/2025

Deed of Trust Date: 02/14/2020

Recording Date: 02/14/2020

Reception #: E0019557

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 1973-22-1-27-006

Address: 9934 East Carolina Circle #202, Aurora, CO 80247

Original Note Amt: \$176,739.00

LoanType: FHA

Interest Rate:

Current Amount: \$163,669.24

As Of: 09/20/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Samantha Snellbaker

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) Samantha Snellbaker

Publication: Sentinel Colorado

First Publication Date: 12/12/2024

Last Publication Date: 01/09/2025

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

Attorney File Number: 24-033142

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0445-2024

NED Date: 10/11/2024

Reception #: E4066205

Original Sale Date: 02/12/2025

Deed of Trust Date: 03/17/2021

Recording Date: 03/23/2021

Reception #: E1048550

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 9, A RESUBDIVISION OF PARTS OF BLOCKS 9 AND 10, SOUTHWOOD ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 891 E Applewood Avenue, Centennial, CO 80121

Original Note Amt: \$735,000.00

LoanType: FHA

Interest Rate:

Current Amount: \$367,257.38

As Of: 09/30/2024

Interest Type: Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: The Robert Richard Richardson Trust, dated May 27, 1987 and as amended and restated on August 13, 2002

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) Robert Richard Richardson, The Robert Richard Richardson Trust, dated May 27, 1987 and as amended and restated on August 13, 2002

Publication: Littleton Independent

First Publication Date: 12/19/2024

Last Publication Date: 01/16/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-24-996680-LL

Phone: (877)369-6122

Fax: (866)894-7369

Foreclosure Number: 0446-2024

NED Date: 10/11/2024

Reception #: E4066208

Original Sale Date: 02/12/2025

Deed of Trust Date: 02/02/2021

Recording Date: 02/12/2021

Reception #: E1024599

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 3, PARKVIEW COMMONS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5703 SOUTH JEBEL WAY, CENTENNIAL, CO 80015

Original Note Amt: \$284,900.00

LoanType: FHA

Interest Rate:

Current Amount: \$262,890.04

As Of: 10/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): NATIONS DIRECT MORTGAGE LLC

Current Owner: BRADLEY R COLGLAZIER

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC

Grantor (Borrower On Deed of Trust) BRADLEY R. COLGLAZIER

Publication: Sentinel Colorado

First Publication Date: 12/19/2024

Last Publication Date: 01/16/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010263580

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0447-2024

NED Date: 10/11/2024 **Reception #:** E4066240
Original Sale Date: 02/12/2025
Deed of Trust Date: 11/23/2022 **Recording Date:** 11/30/2022 **Reception #:** E2115062
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 13494 E. Jewell Ave. Unit 103, Aurora, CO 80012

Original Note Amt: \$112,000.00 **LoanType:** Home Equity Credit Line **Interest Rate:**
Current Amount: \$111,983.34 **As Of:** 09/04/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Bethany A. Webb
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust) Bethany A. Webb

Publication: Sentinel Colorado **First Publication Date:** 12/19/2024
Last Publication Date: 01/16/2025
Attorney for Beneficiary: Susemihl, Mcdermott & Downie, PC
Attorney File Number: Ent/Webb PMS **Phone:** (719)579-6500 **Fax:** (719)579-9339

Foreclosure Number: 0448-2024

NED Date: 10/11/2024 **Reception #:** E4066221
Original Sale Date: 02/12/2025
Deed of Trust Date: 06/14/2023 **Recording Date:** 06/20/2023 **Reception #:** E3041085
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 1206 South Uvalda Street, Aurora, CO 80012

Original Note Amt: \$265,109.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$262,409.69 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Rita Zuniga
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CARRINGTON MORTGAGE SERVICES LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Rita Zuniga

Publication: Sentinel Colorado **First Publication Date:** 12/19/2024
Last Publication Date: 01/16/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 24-033155 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0449-2024

NED Date: 10/15/2024

Reception #: E4066869

Original Sale Date: 02/12/2025

Deed of Trust Date: 03/25/2004

Recording Date: 03/31/2004

Reception #: B4057203

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 1, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 28, 1998 AT RECEPTION NO. A8171611 AND ACCORDING TO THE PLAT OF PLANNED COMMUNITY PLAT OF THE VILLAS AT AURORA HIGHLANDS RECORDED OCTOBER 28, 1998 AT RECEPTION NO. A8171612, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1655 S BUCKLEY CIR, AURORA, CO 80017

Original Note Amt: \$188,063.00

LoanType: FHA

Interest Rate:

Current Amount: \$254,636.97

As Of: 10/02/2024

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Edward C. Harbor AND Jacqueline F. Sheppard

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

Grantor (Borrower On Deed of Trust) Edward C. Harbor AND Jacqueline F. Sheppard

Publication: Sentinel Colorado

First Publication Date: 12/19/2024

Last Publication Date: 01/16/2025

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

Attorney File Number: 19-022495

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0450-2024

NED Date: 10/15/2024

Reception #: E4066868

Original Sale Date: 02/12/2025

Deed of Trust Date: 04/11/2014

Recording Date: 04/14/2014

Reception #: D4030422

Re-Recording Date

Re-Recorded #:

Legal: See Exhibit A, attached hereto.

Address: 7800 East Orchard Road, Greenwood Village, CO 80111

Original Note Amt: \$19,000,000.00

LoanType: Commercial

Interest Rate:

Current Amount: \$16,333,357.41

As Of: 10/02/2024

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Trust, National Association, as Trustee for the registered holders of Wells Fargo Commercial Mortgage Trust 2014-LC16, Commercial Mortgage Pass-Through Certificates, Series 2014-LC16

Current Owner: Orchard Falls Operating Company LLC

Grantee (Lender On Deed of Trust): Ladder Capital Finance LLC

Grantor (Borrower On Deed of Trust) Orchard Falls Operating Company LLC, a Delaware limited liability company

Publication: Littleton Independent

First Publication Date: 12/19/2024

Last Publication Date: 01/16/2025

Attorney for Beneficiary: Bryan Cave Leighton Paisner LLP

Attorney File Number: M28000452

Phone: (303)866-0431678

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