

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0395-2024 **Restarted**

NED Date: 10/03/2025 **Reception #:** E5071227
Original Sale Date: 02/04/2026
Deed of Trust Date: 09/12/2023 **Recording Date:** 09/18/2023 **Reception #:** E3064027
Re-Recording Date **Re-Recorded #:**

Legal: Lot 10, Block 2, Traditions Subdivision Filing No. 2, County of Arapahoe, State of Colorado.

Address: 25572 East 5th Place, Aurora, CO 80018

Original Note Amt: \$393,250.00 **LoanType:** COM **Interest Rate:**
Current Amount: \$392,002.97 **As Of:** 08/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: Michelle Deon Lee
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for New American Funding, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Michelle Deon Lee

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO23159 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0573-2025

NED Date: 10/03/2025 **Reception #:** E5071181
Original Sale Date: 02/04/2026
Deed of Trust Date: 06/23/2005 **Recording Date:** 08/05/2005 **Reception #:** B5116038
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 5, WOODRIM SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2587 South Dillon Street, Aurora, CO 80014

Original Note Amt: \$86,559.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$24,849.40 **As Of:** 09/19/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Charles F. Huff and Karen R. Huff
Grantee (Lender On Deed of Trust): Bank of America, N.A.
Grantor (Borrower On Deed of Trust) Charles F. Huff and Karen R. Huff

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO24647 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0574-2025

NED Date: 10/03/2025 **Reception #:** E5071194
Original Sale Date: 02/04/2026
Deed of Trust Date: 02/04/2020 **Recording Date:** 02/10/2020 **Reception #:** E0016928
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 19246 E CAROLINA PL, UNIT 103, AURORA, CO 80017-6386

Original Note Amt: \$198,557.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$190,276.77 **As Of:** 09/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner: JACOB D. TROTTER, SR.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust) JACOB D. TROTTER, SR.

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010592517 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0575-2025

NED Date: 10/03/2025 **Reception #:** E5071195
Original Sale Date: 02/04/2026
Deed of Trust Date: 03/16/2018 **Recording Date:** 03/23/2018 **Reception #:** D8028196
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, SUMMER VALLEY SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3785 S RICHFIELD ST, AURORA, CO 80013-3072

Original Note Amt: \$100,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$15,691.26 **As Of:** 09/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner: JOHN E. HUSNER AND CAROL L. HUSNER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust) JOHN E. HUSNER AND CAROL L. HUSNER

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010592848 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0576-2025

NED Date: 10/03/2025 **Reception #:** E5071190
Original Sale Date: 02/04/2026
Deed of Trust Date: 04/08/2022 **Recording Date:** 04/11/2022 **Reception #:** E2040521
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A

Address: 1208 Dallas Street, Aurora, CO 80010

Original Note Amt: \$2,008,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$1,928,696.25 **As Of:** 09/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2022-SB100
Current Owner: 200 Columbia Realty LLC
Grantee (Lender On Deed of Trust): CBRE Capital Markets, Inc., a Texas corporation
Grantor (Borrower On Deed of Trust): 200 Columbia Realty LLC, a New York Limited Liability Company

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Bryan Cave Leighton Paisner LLP
Attorney File Number: M509316107 **Phone:** (303)866-0431678 **Fax:** (303)335-383134

Foreclosure Number: 0577-2025

NED Date: 10/03/2025 **Reception #:** E5071196
Original Sale Date: 02/04/2026
Deed of Trust Date: 12/18/2024 **Recording Date:** 12/26/2024 **Reception #:** E4083588
Re-Recording Date **Re-Recorded #:**

Legal: Lot 16, Block 2, Willow Trace Subdivision, Filing No. 2, County of Arapahoe, State of Colorado.

Address: 20431 E Union Cir, Aurora, CO 80015

Original Note Amt: \$506,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$506,000.00 **As Of:** 09/15/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: Richard D. Thurman
Grantee (Lender On Deed of Trust): Capital Fund I, LLC ISAOA, an Arizona Limited Liability Company
Grantor (Borrower On Deed of Trust): Richard D. Thurman

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 22CO00348-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0578-2025

NED Date: 10/03/2025 **Reception #:** E5071198
Original Sale Date: 02/04/2026
Deed of Trust Date: 08/12/2005 **Recording Date:** 08/18/2005 **Reception #:** B5122755
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED EXHIBIT A

Address: 11907 E Canal Dr, Aurora, CO 80011-8211

Original Note Amt: \$121,600.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$75,264.29 **As Of:** 09/22/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2005-IM3
Current Owner: Rebecca Tekle
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Finance America,
LLC, dba FinAm, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Rebecca Tekle

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1023726-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0579-2025

NED Date: 10/03/2025 **Reception #:** E5071197
Original Sale Date: 02/04/2026
Deed of Trust Date: 11/12/2010 **Recording Date:** 11/15/2010 **Reception #:** D0117565
Re-Recording Date **Re-Recorded #:**

Legal: LOT 70, BLOCK 2, HERITAGE GREENS SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 7744 S Elm Crt, Centennial, CO 80122

Original Note Amt: \$369,750.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$240,680.34 **As Of:** 09/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
Current Owner: Elizabeth J. Thompson and Eric W. Thompson
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust) Elizabeth J. Thompson and Eric W. Thompson

Publication: Littleton Independent **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO23664 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0580-2025

NED Date: 10/03/2025 **Reception #:** E5071183
Original Sale Date: 02/04/2026
Deed of Trust Date: 12/06/2024 **Recording Date:** 12/10/2024 **Reception #:** E4080858
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 1973-25-1-18-017

Address: 2281 South Vaughn Way #117A, Aurora, CO 80014

Original Note Amt: \$189,870.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$189,364.67 **As Of:** 09/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Brandi Ostrom
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) Brandi Ostrom

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035769 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0581-2025

NED Date: 10/03/2025 **Reception #:** E5071191
Original Sale Date: 02/04/2026
Deed of Trust Date: 05/07/2024 **Recording Date:** 05/08/2024 **Reception #:** E4028396
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 1, HIGHPOINT SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031598974

Address: 19176 E Oxford Drive, Aurora, CO 80013

Original Note Amt: \$466,396.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$462,065.90 **As Of:** 09/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ignacio Garcia AND Laura Garcia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ignacio Garcia AND Laura Garcia

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035766 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0582-2025

NED Date: 10/03/2025 **Reception #:** E5071192
Original Sale Date: 02/04/2026
Deed of Trust Date: 03/11/2022 **Recording Date:** 03/14/2022 **Reception #:** E2028957
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 6, HERITAGE EAGLE BEND FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7769 S ALGONQUIAN WAY, AURORA, CO 80016

Original Note Amt: \$628,852.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$627,637.09 **As Of:** 09/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: MAIN SOURCE MANAGEMENT INC
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS
Grantor (Borrower On Deed of Trust) BRIAN V PRENDERGAST

Publication: Sentinel Colorado **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010590610 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0583-2025

NED Date: 10/03/2025 **Reception #:** E5071193
Original Sale Date: 02/04/2026
Deed of Trust Date: 04/22/2022 **Recording Date:** 04/28/2022 **Reception #:** E2047078
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 40 AND 41, BLOCK 28, SOUTH BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4237 S LOGAN ST, ENGLEWOOD, CO 80113-4728

Original Note Amt: \$321,530.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$305,554.05 **As Of:** 09/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner: KRISTIN M BROWN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust) KRISTIN M. BROWN

Publication: Littleton Independent **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010593051 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0584-2025

NED Date: 10/07/2025

Reception #: E5071412

Original Sale Date: 02/04/2026

Deed of Trust Date: 08/28/2020

Recording Date: 09/01/2020

Reception #: E0114249

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 3, HARMONY SUBDIVISION FILING NO. 5, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 26739 E Cedar Ave, Aurora, CO 80018-1794

Original Note Amt: \$359,305.00

LoanType: FHA

Interest Rate:

Current Amount: \$326,450.60

As Of: 09/24/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Dion Terrell Woods II

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

Grantor (Borrower On Deed of Trust) Dion Terrell Woods II

Publication: Sentinel Colorado

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

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

Attorney File Number: 24-032575

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 0585-2025

NED Date: 10/07/2025

Reception #: E5071413

Original Sale Date: 02/04/2026

Deed of Trust Date: 11/12/2010

Recording Date: 11/24/2010

Reception #: D0121981

Re-Recording Date

Re-Recorded #:

Legal: ALL THAT PARCEL OF LAND IN ARAPAHOE COUNTY, STATE OF COLORADO, BEING KNOWN AND DESIGNATED AS LOT 29, BLOCK 2, HIGHLANDS 460, FILING NO. 5 AND BEING MORE FULLY DESCRIBED IN REC# 580770 DATED 10/31/1989 AND RECORDED 11/02/1989, ARAPAHOE COUNTY, STATE OF COLORADO.

Address: 8249 S Steele Ct, Centennial, CO 80122

Original Note Amt: \$310,500.00

LoanType: CONV

Interest Rate:

Current Amount: \$225,956.80

As Of: 09/25/2025

Interest Type: Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE
FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST

Current Owner: David W. Nicholas and Kathleen G. Nicholas

Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.

Grantor (Borrower On Deed of Trust) David W. Nicholas and Kathleen G. Nicholas

Publication: Littleton Independent

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO25528

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Arapahoe County

From October 01, 2025 Through October 07, 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: 0586-2025

NED Date: 10/07/2025

Reception #: E5071415

Original Sale Date: 02/04/2026

Deed of Trust Date: 03/29/2023

Recording Date: 04/05/2023

Reception #: E3022192

Re-Recording Date

Re-Recorded #:

Legal: Legal Desc Attached As File

Address: 13901 E Marina Dr Unit 102, Aurora, CO 80014-5503

Original Note Amt: \$487,500.00

LoanType: FHA

Interest Rate:

Current Amount: \$161,879.34

As Of: 09/25/2025

Interest Type: Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: Larry Nash and DaVean Nash

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for V.I.P. Mortgage, Inc. its successors and assigns

Grantor (Borrower On Deed of Trust) Larry Nash and DaVean Nash

Publication: Sentinel Colorado

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1023743-JH

Phone: (877)369-6122

Fax: (866)894-7369