

Notices of Election and Demand Filed in Arapahoe County

From July 16, 2025 Through July 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: 0405-2025

NED Date:	07/18/2025	Reception #:	E5051083		
Original Sale Date:	11/19/2025				
Deed of Trust Date:	11/25/2019	Recording Date:	12/05/2019	Reception #:	D9133436
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1641 W Canal Cir #733, Littleton, CO 80120-4552

Original Note Amt:	\$44,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$43,649.87	As Of:	07/07/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CANVAS CREDIT UNION
Current Owner:	Heather L Cooke
Grantee (Lender On Deed of Trust):	CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust)	Heather L Cooke

Publication:	Littleton Independent	First Publication Date:	09/25/2025
		Last Publication Date:	10/23/2025

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

Attorney File Number:	24-032570	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0406-2025

NED Date:	07/18/2025	Reception #:	E5051084		
Original Sale Date:	11/19/2025				
Deed of Trust Date:	02/04/2021	Recording Date:	02/10/2021	Reception #:	E1023342
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 67, BLOCK 1, FOREST TRACE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6574 S Catawba Cir, Aurora, CO 80016

Original Note Amt:	\$540,700.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$501,998.17	As Of:	07/02/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Onslow Bay Financial LLC
Current Owner:	Mohammad Amin Aeini, Jennifer Christine Avila
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Mohammad Amin Aeini, Jennifer Christine Avila

Publication:	Sentinel Colorado	First Publication Date:	09/25/2025
		Last Publication Date:	10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-24-1001429-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0407-2025

NED Date: 07/18/2025 **Reception #:** E5051090
Original Sale Date: 11/19/2025
Deed of Trust Date: 10/05/2017 **Recording Date:** 10/10/2017 **Reception #:** D7114781
Re-Recording Date **Re-Recorded #:**

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

Address: 179 South Kellerman Street, Aurora, CO 80018

Original Note Amt: \$275,578.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$261,326.81 **As Of:** 07/02/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Newrez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Brandon Nelson, Kelley Nelson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for HomeAmerican Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Brandon Nelson, Kelley Nelson

Publication: Sentinel Colorado **First Publication Date:** 09/25/2025
Last Publication Date: 10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1017998-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0408-2025

NED Date: 07/22/2025 **Reception #:** E5051735
Original Sale Date: 11/19/2025
Deed of Trust Date: 12/06/2013 **Recording Date:** 12/11/2013 **Reception #:** D3147604
Re-Recording Date **Re-Recorded #:**

Legal: Exhibit A attached hereto

Address: 18106 E. Baker Place, Aurora, CO 80013

Original Note Amt: \$140,250.00 **LoanType:** Consumer **Interest Rate:**
Current Amount: \$119,841.20 **As Of:** 07/02/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CGL Properties LLC, a Colorado Limited Liability Company
Current Owner: Daniel Garcia
Grantee (Lender On Deed of Trust): North Valley Bank
Grantor (Borrower On Deed of Trust): Daniel Garcia

Publication: Sentinel Colorado **First Publication Date:** 09/25/2025
Last Publication Date: 10/23/2025

Attorney for Beneficiary: Hatch Ray Olsen Conant LLC

Attorney File Number: C-1281.001 **Phone:** (303)298-1800 **Fax:**

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Foreclosure Number: 0409-2025

NED Date:	07/22/2025	Reception #:	E5051732	
Original Sale Date:	11/19/2025			
Deed of Trust Date:	08/22/2022	Recording Date:	08/23/2022	Reception #: E2088252
		Re-Recording Date		Re-Recorded #:

Legal: LOT 25, BLOCK 25, HOFFMAN TOWN THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1027 Troy St, Aurora, CO 80011

Original Note Amt:	\$342,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$331,087.88	As Of:	07/07/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Junaid Bin Ujiullah, Bin Hamed Hussan Sadak Hussan
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Junaid Bin Ujiullah, Bin Hamed Hussan Sadak Hussan

Publication:	Sentinel Colorado	First Publication Date:	09/25/2025
		Last Publication Date:	10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-25-1017785-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0410-2025

NED Date:	07/22/2025	Reception #:	E5051737	
Original Sale Date:	11/19/2025			
Deed of Trust Date:	09/22/2023	Recording Date:	09/25/2023	Reception #: E3065966
		Re-Recording Date		Re-Recorded #:

Legal: SEE ATTACHED EXHIBIT A

Address: 15700 E Jamison Dr 5-206, Englewood, CO 80112

Original Note Amt:	\$100,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$98,934.23	As Of:	07/08/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	CMG Mortgage, Inc.
Current Owner:	Cortland Michael Castro
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for CMG Mortgage, Inc. dba CMG Home Loans, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Cortland Michael Castro

Publication:	Littleton Independent	First Publication Date:	09/25/2025
		Last Publication Date:	10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-25-1018825-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0411-2025

NED Date: 07/22/2025 **Reception #:** E5051739
Original Sale Date: 11/19/2025
Deed of Trust Date: 09/18/2023 **Recording Date:** 09/25/2023 **Reception #:** E3065924
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, CHAPIN SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4860 E Harvard Ln, Denver, CO 80222-6111

Original Note Amt: \$500,500.00 **LoanType:** FNMA **Interest Rate:**
Current Amount: \$495,886.22 **As Of:** 07/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Current Owner: Albert Murray Chapman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Albert Murray Chapman

Publication: Sentinel Colorado **First Publication Date:** 09/25/2025
Last Publication Date: 10/23/2025

Attorney for Beneficiary: Halliday Watkins & Mann, P.C.

Attorney File Number: CO25065 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0412-2025

NED Date: 07/22/2025 **Reception #:** E5051733
Original Sale Date: 11/19/2025
Deed of Trust Date: 08/03/2020 **Recording Date:** 08/10/2020 **Reception #:** E0101428
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 26, BLOCK 6, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL ID NUMBER: 031446571

Address: 2535 S Pagosa St, Aurora, CO 80013-1535

Original Note Amt: \$260,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$234,803.44 **As Of:** 07/08/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH ASSET SERVICES LLC
Current Owner: Debra L. Yeager
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Debra L. Yeager AND Maurice L. Griffie

Publication: Sentinel Colorado **First Publication Date:** 09/25/2025
Last Publication Date: 10/23/2025

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

Attorney File Number: 25-034857 **Phone:** (303)706-9990 **Fax:** (303)706-9994