

Notices of Election and Demand Filed in Arapahoe County

From December 03, 2025 Through December 09, 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: 0709-2025

NED Date: 12/05/2025 **Reception #:** E5087858
Original Sale Date: 04/08/2026
Deed of Trust Date: 10/18/2021 **Recording Date:** 10/22/2021 **Reception #:** E1161490
Re-Recording Date **Re-Recorded #:**

Legal: Lot 25, Block 1, Sky Ranch Subdivision Filing No. 1, recorded July 20, 2018 under Reception No. D8071296, County of Arapahoe, State of Colorado

Address: 27976 E. 6th Place, Aurora, CO 80018

Original Note Amt: \$489,889.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$448,510.59 **As Of:** 11/19/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Gabriel Galvez and Maria Guadalupe Galvez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Taylor Morrison Home Funding, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Gabriel Galvez and Maria Guadalupe Galvez

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25571 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0710-2025

NED Date: 12/05/2025 **Reception #:** E5087859
Original Sale Date: 04/08/2026
Deed of Trust Date: 07/26/2023 **Recording Date:** 07/28/2023 **Reception #:** E3051359
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 10594 E Jewell Ave, Aurora, CO 80012

Original Note Amt: \$389,500.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$381,731.13 **As Of:** 11/19/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO25791 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: 0711-2025

NED Date: 12/05/2025 **Reception #:** E5087855
Original Sale Date: 04/08/2026
Deed of Trust Date: 01/11/2022 **Recording Date:** 01/19/2022 **Reception #:** E2007235
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 4, KINGSBOROUGH SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1103 S BISCAY ST, AURORA, CO 80017-4502

Original Note Amt: \$246,955.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$229,417.76 **As Of:** 11/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: REBECCA EKENSTAM AND SETH BRUNGARDT
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC.
Grantor (Borrower On Deed of Trust): REBECCA EKENSTAM AND SETH BRUNGARDT

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010648681 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0712-2025

NED Date: 12/05/2025 **Reception #:** E5087854
Original Sale Date: 04/08/2026
Deed of Trust Date: 08/26/2022 **Recording Date:** 09/01/2022 **Reception #:** E2090891
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 7, DOVER SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2180 SOUTH URAVAN STREET, Aurora, CO 80013

Original Note Amt: \$50,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$49,950.42 **As Of:** 11/20/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: ERIC L. SCOTT AND CIRCE MARIE LORD
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): ERIC L. SCOTT AND CIRCE MARIE LORD

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035871 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0713-2025

NED Date: 12/05/2025

Reception #: E5087862

Original Sale Date: 04/08/2026

Deed of Trust Date: 06/01/2023

Recording Date: 06/05/2023

Reception #: E3037469

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 14341 E Tennessee Ave Unit 205, Aurora, CO 80012

Original Note Amt: \$241,559.00

LoanType: FHA

Interest Rate:

Current Amount: \$235,442.14

As Of: 11/20/2025

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Gwendolyn Finley
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mutual of Omaha Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Gwendolyn Finley

Publication: Sentinel Colorado

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number: CO24360

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: 0714-2025

NED Date: 12/05/2025

Reception #: E5087856

Original Sale Date: 04/08/2026

Deed of Trust Date: 07/16/2001

Recording Date: 07/27/2001

Reception #: B1122784

Re-Recording Date

Re-Recorded #:

Legal: LOTS 37 AND 38, BLOCK 93, SHERIDAN HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2087 WEST ADRIATIC PLACE, ENGLEWOOD, CO 80110

Original Note Amt: \$104,000.00

LoanType: CONVENTIONAL

Interest Rate:

Current Amount: \$126,221.60

As Of: 11/20/2025

Interest Type: Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1

Current Owner: STEPHANIE GARCIA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CAPITOL COMMERCE MORTGAGE, CO.

Grantor (Borrower On Deed of Trust) STEPHANIE GARCIA

Publication: Littleton Independent

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010586618

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0715-2025

NED Date: 12/05/2025

Reception #: E5087857

Original Sale Date: 04/08/2026

Deed of Trust Date: 04/19/2021

Recording Date: 05/19/2021

Reception #: E1081375

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 6, LYN KNOLL-THIRD FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 266 Uvalda Street, Aurora, CO 80011

Original Note Amt: \$634,500.00

LoanType: FHA

Interest Rate:

Current Amount: \$287,372.01

As Of: 11/20/2025

Interest Type: Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: Callie C Henry

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as nominee for Advisors Mortgage Group, L.L.C., Its successors and assigns

Grantor (Borrower On Deed of Trust) Callie C Henry

Publication: Sentinel Colorado

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1027768-JH

Phone: (877)369-6122

Fax: (866)894-7369

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From December 03, 2025 Through December 09, 2025

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Foreclosure Number: 0716-2025

NED Date: 12/09/2025

Reception #: E5088494

Original Sale Date: 04/08/2026

Deed of Trust Date: 11/02/2021

Recording Date: 11/04/2021

Reception #: E1170205

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1975-07-3-08-031

Address: 63 S Sable Blvd Unit E26, Aurora, CO 80012

Original Note Amt: \$156,170.00

LoanType: Conventional

Interest Rate:

Current Amount: \$144,767.81

As Of: 11/20/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Gary Stevens III
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Gary Stevens III

Publication: Sentinel Colorado

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

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

Attorney File Number: 25-036240

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0717-2025

NED Date: 12/09/2025

Reception #: E5088509

Original Sale Date: 04/08/2026

Deed of Trust Date: 01/21/2021

Recording Date: 01/28/2021

Reception #: E1014954

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 2, COUNTRY GREEN FILING 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197326107002

Address: 1925 S Oakland Way, Aurora, CO 80014

Original Note Amt: \$255,290.00

LoanType: FHA

Interest Rate:

Current Amount: \$230,537.23

As Of: 11/20/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Celina Trujillo
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)	Celina Trujillo

Publication: Sentinel Colorado

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

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

Attorney File Number: 25-036233

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0718-2025

NED Date: 12/09/2025 **Reception #:** E5088507
Original Sale Date: 04/08/2026
Deed of Trust Date: 04/14/2023 **Recording Date:** 04/21/2023 **Reception #:** E3026437
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 2, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 14, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17909 East Brown Place, Aurora, CO 80013

Original Note Amt: \$407,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$398,628.90 **As Of:** 11/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Village Capital & Investment LLC
Current Owner: Koron W Gholson and Sarai A Gholson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment LLC
Grantor (Borrower On Deed of Trust): Koron W Gholson and Sarai A Gholson

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00555-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0719-2025

NED Date: 12/09/2025 **Reception #:** E5088508
Original Sale Date: 04/08/2026
Deed of Trust Date: 05/30/2003 **Recording Date:** 06/09/2003 **Reception #:** B3123586
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 26 FEET OF BLOCK 16, AND THE NORTH 52 FEET OF BLOCK 17, RICHLAND ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6172 S Grant St, Littleton, CO 80121

Original Note Amt: \$187,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$145,072.26 **As Of:** 11/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association, as trustee, in trust for registered holders of Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-4
Current Owner: Bart William Markley
Grantee (Lender On Deed of Trust): Chase Manhattan Mortgage Corp.
Grantor (Borrower On Deed of Trust): Bart William Markley

Publication: Littleton Independent **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-25-1021530-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0720-2025

NED Date: 12/09/2025 **Reception #:** E5088493
Original Sale Date: 04/08/2026
Deed of Trust Date: 01/09/2023 **Recording Date:** 01/17/2023 **Reception #:** E3003148
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 4, Block 3, Keen Subdivision, Amended, County of Arapahoe, State of Colorado.

Address: 530 E Keen Ave, Byers, CO 80103

Original Note Amt: \$66,801.99 **LoanType:** HELOC **Interest Rate:**
Current Amount: \$66,458.22 **As Of:** 11/21/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MEB Loan Trust VIII
Current Owner: Leslea Cunningham and Richard Engle
Grantee (Lender On Deed of Trust): Figure Lending LLC
Grantor (Borrower On Deed of Trust): Leslea Cunningham and Richard Engle Jr.

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, PC
Attorney File Number: CO23921 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 0721-2025

NED Date: 12/09/2025 **Reception #:** E5088496
Original Sale Date: 04/08/2026
Deed of Trust Date: 05/04/2020 **Recording Date:** 05/06/2020 **Reception #:** E0054088
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 78, Smoky Hill 400, Filing No. 7A, County of Arapahoe, State of Colorado.

Address: 17050 East Prentice Avenue, Centennial, CO 80015

Original Note Amt: \$397,664.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$360,358.60 **As Of:** 10/27/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): DATA MORTGAGE INC., DBA ESSEX MORTGAGE
Current Owner: Kurt R Stansbery and Crystal N Davis
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Kurt R Stansbery

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48234340 **Phone:** (187)735-32146 **Fax:**

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Foreclosure Number: 0722-2025

NED Date: 12/09/2025 **Reception #:** E5088495
Original Sale Date: 04/08/2026
Deed of Trust Date: 10/31/2023 **Recording Date:** 11/01/2023 **Reception #:** E3074809
Re-Recording Date **Re-Recorded #:**

Legal: Lot 11, Block 16, Sky Ranch Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

Address: 731 N Vandriver Way, Aurora, CO 80018

Original Note Amt: \$549,857.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$543,094.53 **As Of:** 10/29/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Mario Alejandro Saenz Garcia and Lorena Berenice Saenz Morales
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust): Mario Alejandro Saenz Garcia and Lorena Berenice Saenz Morales

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00581-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0723-2025

NED Date: 12/09/2025 **Reception #:** E5088510
Original Sale Date: 04/08/2026
Deed of Trust Date: 07/01/2022 **Recording Date:** 11/02/2022 **Reception #:** E2108549
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 3, TALLYN'S REACH NORTH SUBDIVISION FILING NO.3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 24365 E Briarwood Ave, Centennial, CO 80016

Original Note Amt: \$181,800.00 **LoanType:** Consumer **Interest Rate:**
Current Amount: \$181,867.14 **As Of:** 11/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Zions Bancorporation, N.A. dba Vectra Bank Colorado
Current Owner: Myra E. Wisotzke and Richard Thomas Wisotzke
Grantee (Lender On Deed of Trust): Zions Bancorporation, N.A. dba Vectra Bank Colorado
Grantor (Borrower On Deed of Trust): Myra E. Wisotzke and Richard Thomas Wisotzke

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC
Attorney File Number: 3230-193 C **Phone:** (303)329-3363 **Fax:**

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0724-2025

NED Date: 12/09/2025

Reception #: E5088497

Original Sale Date: 04/08/2026

Deed of Trust Date: 10/11/2017

Recording Date: 10/18/2017

Reception #: D7118267

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN: 1975-16-1-04-006

Address: 908 South Yampa Street #106, Aurora, CO 80017

Original Note Amt: \$166,250.00

LoanType: Conventional

Interest Rate:

Current Amount: \$140,338.28

As Of: 10/24/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Nicolas Pattirane
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Nicolas Pattirane

Publication: Sentinel Colorado

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

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

Attorney File Number: 23-030604

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0725-2025

NED Date: 12/09/2025 **Reception #:** E5088515
Original Sale Date: 04/08/2026
Deed of Trust Date: 05/11/2020 **Recording Date:** 05/12/2020 **Reception #:** E0055922
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 033925556

Address: 1064 Chambers Court #105, Aurora, CO 80011

Original Note Amt: \$118,825.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$107,224.47 **As Of:** 11/25/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Larry Lee Spelts, Jr.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust) Larry Lee Spelts, Jr.

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

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

Attorney File Number: 25-034858 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0726-2025

NED Date: 12/09/2025 **Reception #:** E5088514
Original Sale Date: 04/08/2026
Deed of Trust Date: 12/29/2022 **Recording Date:** 01/04/2023 **Reception #:** E3000895
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 7, STERLING HILLS SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2482 S Ensenada Way, Aurora, CO 80013

Original Note Amt: \$493,284.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$478,308.97 **As Of:** 10/16/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Abdusalim Fatulov, Kholida Shyrinova, AND Madina Shyrinova
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust) Abdusalim Fatulov and Kholida Shyrinova and Madina Shyrinova

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00537-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Notices of Election and Demand Filed in Arapahoe County

From December 03, 2025 Through December 09, 2025

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Foreclosure Number: 0727-2025

NED Date: 12/09/2025

Reception #: E5088516

Original Sale Date: 04/08/2026

Deed of Trust Date: 08/09/2024

Recording Date: 08/12/2024

Reception #: E4051614

Re-Recording Date

Re-Recorded #:

Legal: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, FORMERLY KNOWN AS LOTS 5, 6, 7 AND 8, BLOCK 35, BURTON'S 1ST ADDITION TO THE TOWN OF DEERTRAIL, NOW VACATED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 035340937

Address: 420 7th Ave, Deer Trail, CO 80105

Original Note Amt: \$463,980.00

LoanType: FHA

Interest Rate:

Current Amount: \$460,390.32

As Of: 11/25/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jerardo Dominguez Perez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jerardo Dominguez Perez

Publication: Sentinel Colorado

First Publication Date: 02/12/2026

Last Publication Date: 03/12/2026

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

Attorney File Number: 25-036295

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From December 03, 2025 Through December 09, 2025

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Foreclosure Number: 0728-2025

NED Date: 12/09/2025 **Reception #:** E5088517
Original Sale Date: 04/08/2026
Deed of Trust Date: 09/19/2017 **Recording Date:** 09/20/2017 **Reception #:** D7107023
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 6, FOX HILL FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19741 EAST STANFORD DRIVE, CENTENNIAL, CO 80015

Original Note Amt: \$364,280.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$317,004.16 **As Of:** 11/25/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: DANIEL OHLINGER AND TAYNA OHLINGER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING
Grantor (Borrower On Deed of Trust): TAYNA OHLINGER AND DANIEL OHLINGER

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010460616 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0729-2025

NED Date: 12/09/2025 **Reception #:** E5088518
Original Sale Date: 04/08/2026
Deed of Trust Date: 06/15/2021 **Recording Date:** 06/23/2021 **Reception #:** E1100021
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 7, WILLOW TRACE FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4519 S JEBEL CT., CENTENNIAL, CO 80015

Original Note Amt: \$415,000.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$401,863.25 **As Of:** 11/25/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: DOMINIC L HITHON AND ANGELITA M COLON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
DOLAN GADDI LENDING, INC., DBA DG FUNDING
Grantor (Borrower On Deed of Trust): DOMINIC L HITHON AND ANGELITA M COLON

Publication: Sentinel Colorado **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010522654 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Arapahoe County

From December 03, 2025 Through December 09, 2025

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