

Notices of Election and Demand Filed in Arapahoe County

From March 19, 2025 Through March 25, 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: 0178-2025

NED Date: 03/21/2025 **Reception #:** E5019076
Original Sale Date: 07/23/2025
Deed of Trust Date: 05/13/2022 **Recording Date:** 05/17/2022 **Reception #:** E2054892
Re-Recording Date: **Re-Recorded #:**

Legal: The South 14 feet of Lot 3, and the North 36 feet of Lot 4, Block 8, Hillside Addition to Aurora, and that portion of the West half of the Vacated Alley Adjoining said Lots, as vacated by Ordinance No. 443, recorded on January 24, 1964, in Book 1492 at Page 255, County of Arapahoe, State of Colorado.
APN#: 1973-03-1-24-004

Address: 1170 Elmira Street, Aurora, CO 80010

Original Note Amt: \$402,573.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$390,163.61 **As Of:** 03/07/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: David Fatjo AND Kimberly Verastica
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): David Fatjo AND Kimberly Verastica

Publication: Sentinel Colorado **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

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

Attorney File Number: 25-034355 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0179-2025

NED Date: 03/21/2025 **Reception #:** E5019075
Original Sale Date: 07/23/2025
Deed of Trust Date: 04/28/2023 **Recording Date:** 05/04/2023 **Reception #:** E3030096
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 23, Block 3, The Conservatory Subdivision, Filing No. 1, County of Arapahoe, State of Colorado, APN #: 197535403023

Address: 21091 East Flora Place, Aurora, CO 80013

Original Note Amt: \$697,500.00 **LoanType:** Adjustable rate **Interest Rate:**
Current Amount: \$683,056.96 **As Of:** 03/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Zuoquan Lin
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust): Zuoquan Lin

Publication: Sentinel Colorado **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Susemihl, Mcdermott & Downie, PC

Attorney File Number: Ent/Lin PMS **Phone:** (719)579-6500 **Fax:** (719)579-9339

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Foreclosure Number: 0180-2025

NED Date:	03/21/2025	Reception #:	E5019078	
Original Sale Date:	07/23/2025			
Deed of Trust Date:	11/17/2017	Recording Date:	11/21/2017	Reception #: D7132538
		Re-Recording Date		Re-Recorded #:

Legal: LOT 13 AND THE SOUTH 15 FEET OF 14, BLOCK 2, LYDEVA HEIGHTS SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1015 Kenton St, Aurora, CO 80010

Original Note Amt:	\$284,747.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$245,981.08	As Of:	03/10/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Larissa Chmielewski
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Larissa Chmielewski

Publication:	Sentinel Colorado	First Publication Date:	05/29/2025
		Last Publication Date:	06/26/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1008053-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0181-2025

NED Date:	03/25/2025	Reception #:	E5019848	
Original Sale Date:	07/23/2025			
Deed of Trust Date:	04/06/2020	Recording Date:	04/08/2020	Reception #: E0042536
		Re-Recording Date		Re-Recorded #:

Legal: LOT 35, BLOCK 1, SAN FRANCISCO SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 1975-19-3-37-035

Address: 14272 E Hawaii Circle B, Aurora, CO 80012

Original Note Amt:	\$209,248.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$197,055.91	As Of:	03/10/2025	Interest Type:	Fixed

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

Publication:	Sentinel Colorado	First Publication Date:	05/29/2025
		Last Publication Date:	06/26/2025

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

Attorney File Number:	21-026096	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: 0182-2025

NED Date:	03/25/2025	Reception #:	E5019851		
Original Sale Date:	07/23/2025				
Deed of Trust Date:	06/07/2006	Recording Date:	06/26/2006	Reception #:	B6093448
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 8, Block 1, Uhlman Subdivision, County of Arapahoe, State of Colorado

Address: 3158 S Fox Street, Englewood, CO 80110

Original Note Amt:	\$49,500.00	LoanType:	Equity Optimizer Credit Ag	Interest Rate:	
Current Amount:	\$49,500.00	As Of:	03/11/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	SPC Holdings, LLC
Current Owner:	Katherine D. Land
Grantee (Lender On Deed of Trust):	Compass Bank
Grantor (Borrower On Deed of Trust)	Katherine Dawn Land

Publication:	Littleton Independent	First Publication Date:	05/29/2025
		Last Publication Date:	06/26/2025

Attorney for Beneficiary: Buechler Law Office

Attorney File Number:	3158 S FOX STREET	Phone:	(720)381-0045	Fax:	(720)381-0382
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Foreclosure Number: 0183-2025

NED Date:	03/25/2025	Reception #:	E5019842		
Original Sale Date:	07/23/2025				
Deed of Trust Date:	11/17/2021	Recording Date:	11/18/2021	Reception #:	E1177589
		Re-Recording Date		Re-Recorded #:	

Legal: PLEASE SEE ATTACHED EXHIBIT A

Address: 2746 S Grant St, Englewood, CO 80113

Original Note Amt:	\$976,000.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$919,164.27	As Of:	03/03/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	KeyBank National Association
Current Owner:	Clerisy, LLC
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for KeyBank National Association, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Douglas B Norberg

Publication:	Littleton Independent	First Publication Date:	05/29/2025
		Last Publication Date:	06/26/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1008023-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0184-2025

NED Date:	03/25/2025	Reception #:	E5019847		
Original Sale Date:	07/23/2025				
Deed of Trust Date:	10/14/2022	Recording Date:	10/21/2022	Reception #:	E2105218
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 18, BLOCK 10, CROSS CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 23982 E 2ND DR, AURORA, CO 80018

Original Note Amt:	\$562,496.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$555,536.07	As Of:	03/11/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	DAVID M LUMPKINS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust)	DAVID M. LUMPKINS

Publication:	Sentinel Colorado	First Publication Date:	05/29/2025
		Last Publication Date:	06/26/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010397107	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0185-2025

NED Date:	03/25/2025	Reception #:	E5019844		
Original Sale Date:	07/23/2025				
Deed of Trust Date:	02/03/2023	Recording Date:	02/09/2023	Reception #:	E3008168
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit "A"

Address: 2365 E Geddes Ave # E22, Centennial, CO 80122

Original Note Amt:	\$52,495.00	LoanType:	HELOC	Interest Rate:	
Current Amount:	\$50,990.68	As Of:	03/12/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Teachers Federal Credit Union
Current Owner:	Sarah K. Teall
Grantee (Lender On Deed of Trust):	Figure Lending LLC
Grantor (Borrower On Deed of Trust)	Sarah Teall

Publication:	Littleton Independent	First Publication Date:	05/29/2025
		Last Publication Date:	06/26/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24452	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0186-2025

NED Date: 03/25/2025 **Reception #:** E5019845
Original Sale Date: 07/23/2025
Deed of Trust Date: 09/13/2022 **Recording Date:** 09/16/2022 **Reception #:** E2095239
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, CHENANGO, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7891 South Argonne Street, Centennial, CO 80016

Original Note Amt: \$1,050,000.00 **LoanType:** Commercial **Interest Rate:**
Current Amount: \$1,050,000.00 **As Of:** 03/11/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CAA Ventures, LLC
Current Owner: Oluwole Jolaoso
Grantee (Lender On Deed of Trust): CAA Ventures, LLC
Grantor (Borrower On Deed of Trust): Oluwole Jolaoso

Publication: Sentinel Colorado **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch PC

Attorney File Number: 4468-005 **Phone:** (303)329-3363 **Fax:**

Foreclosure Number: 0187-2025

NED Date: 03/25/2025 **Reception #:** E5019846
Original Sale Date: 07/23/2025
Deed of Trust Date: 10/25/2021 **Recording Date:** 10/29/2021 **Reception #:** E1165717
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3854 S Olathe Circle, Aurora, CO 80013

Original Note Amt: \$354,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$333,296.65 **As Of:** 03/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Rachael McDaniel
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Plum Creek Funding, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Rachael McDaniel

Publication: Sentinel Colorado **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1010428-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0188-2025

NED Date: 03/25/2025 **Reception #:** E5019853
Original Sale Date: 07/23/2025
Deed of Trust Date: 12/10/2015 **Recording Date:** 12/16/2015 **Reception #:** D5143189
Re-Recording Date **Re-Recorded #:**

Legal: LOT 60 BLOCK 2, OLDE TOWNE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 56 S Nome St, Aurora, CO 80012

Original Note Amt: \$238,500.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$84,893.85 **As Of:** 03/12/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

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

Attorney File Number: 25-034347 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0189-2025

NED Date: 03/25/2025 **Reception #:** E5019857
Original Sale Date: 07/23/2025
Deed of Trust Date: 09/05/2023 **Recording Date:** 09/14/2023 **Reception #:** E3063550
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 7 COPPERLEAF FILING NO. 8, COUNTY OF ARAPAHOE , STATE OF COLORADO

Address: 4853 S Tibet St, Aurora, CO 80015-5547

Original Note Amt: \$230,000.00 **LoanType:** Home Equity **Interest Rate:**
Current Amount: \$230,000.00 **As Of:** 03/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Rocky Mountain Law Enforcement Federal Credit Union
Current Owner: Horacio R Vialpando
Grantee (Lender On Deed of Trust): Rocky Mountain Law Enforcement Federal Credit Union
Grantor (Borrower On Deed of Trust) Horacio R Vialpando

Publication: Sentinel Colorado **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Harry L. Simon, P.C.

Attorney File Number: Rocky v. Vialpando **Phone:** (303)758-6601 **Fax:** (303)758-6540