

Notices of Election and Demand Filed in Arapahoe County

From May 21, 2025 Through May 27, 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: 0300-2025

NED Date: 05/23/2025 **Reception #:** E5036130
Original Sale Date: 09/24/2025
Deed of Trust Date: 09/27/2018 **Recording Date:** 10/18/2018 **Reception #:** D8102882
Re-Recording Date **Re-Recorded #:**

Legal: Lot 9, Block 1, Arapahoe Highlands, Lot 102, County of Arapahoe, State of Colorado
PIN: 032560720/ AIN: 2077-35-2-22-010

Address: 1488 EAST IRWIN LANE, CENTENNIAL, CO 80122

Original Note Amt: \$1,047,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$765,248.54 **As Of:** 05/09/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Midwest Regional Bank
Current Owner: Kevin Michael Christian and Jo Ellen Christian
Grantee (Lender On Deed of Trust): Midwest Regional Bank
Grantor (Borrower On Deed of Trust): Kevin Michael Christian and Jo Ellen Christian

Publication: Littleton Independent **First Publication Date:** 07/31/2025
Last Publication Date: 08/28/2025

Attorney for Beneficiary: Kramer Law LLC

Attorney File Number: 1488 EAST IRWIN LANE **Phone:** (303)872-6279 **Fax:** (303)374-7948

Foreclosure Number: 0301-2025

NED Date: 05/23/2025 **Reception #:** E5036133
Original Sale Date: 09/24/2025
Deed of Trust Date: 07/23/2021 **Recording Date:** 07/29/2021 **Reception #:** E1119549
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED EXHIBIT A

Address: 4075 S Crystal Cir Unit 104, Aurora, CO 80014-7135

Original Note Amt: \$215,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$202,061.76 **As Of:** 04/30/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Chad Fesler
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Draper and Kramer
Mortgage Corp., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Chad Fesler

Publication: Sentinel Colorado **First Publication Date:** 07/31/2025
Last Publication Date: 08/28/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1012962-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0302-2025

NED Date:	05/23/2025	Reception #:	E5036131		
Original Sale Date:	09/24/2025				
Deed of Trust Date:	04/09/2022	Recording Date:	04/15/2022	Reception #:	E2042490
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 6, BLOCK 5, STERLING HILLS SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20013 E Caspian Cir, Aurora, CO 80013-6286

Original Note Amt:	\$99,999.00	LoanType:	HELOC	Interest Rate:	
Current Amount:	\$99,705.95	As Of:	05/06/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Premier Members CU
Current Owner:	Francis James Dinan, Edythe Rochella Hicks
Grantee (Lender On Deed of Trust):	Premier Members Credit Union
Grantor (Borrower On Deed of Trust)	Francis James Dinan, Edythe Rochella Hicks

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025
		Last Publication Date:	08/28/2025

Attorney for Beneficiary: Holst & Tehrani LLP

Attorney File Number:	Dinan	Phone:	(303)772-6666	Fax:	(303)772-2822
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Foreclosure Number: 0303-2025

NED Date:	05/23/2025	Reception #:	E5036132		
Original Sale Date:	09/24/2025				
Deed of Trust Date:	02/03/2020	Recording Date:	02/18/2020	Reception #:	E0020236
		Re-Recording Date		Re-Recorded #:	

Legal: All the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe, State of Colorado, described as follows: Lot 9, Block 10, Trail Ridge Subdivision, Filing No. 3, County of Arapahoe, State of Colorado.

Address: 5535 S Quemoy Cir., Aurora, CO 80015

Original Note Amt:	\$47,825.00	LoanType:	CONV	Interest Rate:	
Current Amount:	\$46,309.33	As Of:	05/09/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	PNC Bank, National Association
Current Owner:	Nataliya Victorovna Dmitrieva
Grantee (Lender On Deed of Trust):	BBVA USA
Grantor (Borrower On Deed of Trust)	Nataliya Victorovna Dmitrieva, a tenant in severalty

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025
		Last Publication Date:	08/28/2025

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number:	CO250041	Phone:	(303)353-2965	Fax:	(303)632-8183
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Foreclosure Number: 0304-2025

NED Date:	05/23/2025	Reception #:	E5036138		
Original Sale Date:	09/24/2025				
Deed of Trust Date:	09/29/2022	Recording Date:	10/05/2022	Reception #:	E2100196
		Re-Recording Date	11/23/2022	Re-Recorded #:	E2114036

Legal: LOT 9, BLOCK 4, HARMONY SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2021, UNDER RECEPTION NO. E1057263.

Address: 27495 E ARCHER AVE, AURORA, CO 80018

Original Note Amt:	\$555,886.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$534,599.41	As Of:	05/09/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	ROBERTO RENE VILLARREAL AND VICTORIA VILLARREAL
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	ROBERTO RENE VILLARREAL AND SITHET CINDY SENG

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025		
		Last Publication Date:	08/28/2025		
Attorney for Beneficiary:	Barrett, Frappier & Weisserman, LLP				
Attorney File Number:	00000010454890	Phone:	(303)350-3711	Fax:	(303)813-1107

Foreclosure Number: 0305-2025

NED Date:	05/23/2025	Reception #:	E5036135		
Original Sale Date:	09/24/2025				
Deed of Trust Date:	03/22/2021	Recording Date:	03/30/2021	Reception #:	E1052993
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 13, BLOCK 1, SUMMERHILL SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 407 Ivory Circle, Aurora, CO 80011

Original Note Amt:	\$382,936.00	LoanType:	FHA	Interest Rate:	
Current Amount:	\$356,435.83	As Of:	05/09/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Henry Tugume, Sarah Kayiza
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Broker Solutions, Inc.dba New American Funding, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Henry Tugume, Sarah Kayiza

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025		
		Last Publication Date:	08/28/2025		
Attorney for Beneficiary:	McCarthy & Holthus LLP				
Attorney File Number:	CO-25-1012645-LL	Phone:	(877)369-6122	Fax:	(866)894-7369

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Foreclosure Number: 0306-2025

NED Date: 05/23/2025

Reception #: E5036136

Original Sale Date: 09/24/2025

Deed of Trust Date: 10/28/2021

Recording Date: 11/01/2021

Reception #: E1166933

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 18, CONDOMINIUM BUILDING 15, THE WILLOWS AT HIGHLINE (A CONDOMINIUM) ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON NOVEMBER 8, 1985 IN BOOK 86 AT PAGE 40, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE WILLOWS AT HIGHLINE (A CONDOMINIUM), RECORDED ON NOVEMBER 8, 1985 IN BOOK 4594 AT PAGE 166, IN SAID RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2005 S Xenia Way, Denver, CO 80231

Original Note Amt: \$343,400.00

LoanType: Conventional

Interest Rate:

Current Amount: \$326,165.14

As Of: 05/09/2025

Interest Type: Fixed

Current Lender (Beneficiary): SWBC Mortgage Corporation

Current Owner: Amanda L. Davis

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for SWBC Mortgage Corp., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Amanda L. Davis

Publication: Sentinel Colorado

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1014751-LL

Phone: (877)369-6122

Fax: (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From May 21, 2025 Through May 27, 2025

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Foreclosure Number: 0307-2025

NED Date:	05/23/2025	Reception #:	E5036139	
Original Sale Date:	09/24/2025			
Deed of Trust Date:	04/19/2017	Recording Date:	04/19/2017	Reception #: D7044405
		Re-Recording Date		Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. 148, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 UNDER RECEPTION NO. 1922030, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1304 S. Parker Road, Unit 148, Denver, CO 80231

Original Note Amt:	\$89,775.00	LoanType:	FNMA	Interest Rate:	
Current Amount:	\$73,217.03	As Of:	05/12/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Desiree D. Barcelona
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Bank N.A., its successors and assigns
Grantor (Borrower On Deed of Trust)	Desiree D. Barcelona

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025
		Last Publication Date:	08/28/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, PC

Attorney File Number:	CO24713	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: 0308-2025

NED Date:	05/23/2025	Reception #:	E5036137	
Original Sale Date:	09/24/2025			
Deed of Trust Date:	04/16/2024	Recording Date:	04/25/2024	Reception #: E4024815
		Re-Recording Date		Re-Recorded #:

Legal: LOT 60, BLOCK 1, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17681 E Loyola Dr Apt C, Aurora, CO 80013

Original Note Amt:	\$329,800.00	LoanType:	Conventional	Interest Rate:	
Current Amount:	\$328,682.16	As Of:	05/12/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Girma Mekuria
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)	Girma Mekuria

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025
		Last Publication Date:	08/28/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number:	CO-25-1014748-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 0309-2025

NED Date:	05/23/2025	Reception #:	E5036140		
Original Sale Date:	09/24/2025				
Deed of Trust Date:	09/21/2023	Recording Date:	09/26/2023	Reception #:	E3066306
		Re-Recording Date		Re-Recorded #:	

Legal: LOTS 39 AND 40, BLOCK 10, COLFAX VILLA RESUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 911 HANOVER ST, AURORA, CO 80010-3950

Original Note Amt:	\$61,000.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$53,000.00	As Of:	05/13/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER OF SALUDA GRADE LOAN TRUST 6
Current Owner:	JOSHUA D PAPROSKI AND GEORGINA L PAPROSKI
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRING EQ, LLC
Grantor (Borrower On Deed of Trust)	JOSHUA D. PAPROSKI AND GEORGINA L. PAPROSKI

Publication:	Sentinel Colorado	First Publication Date:	07/31/2025
		Last Publication Date:	08/28/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010426310	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 0310-2025

NED Date:	05/23/2025	Reception #:	E5036141		
Original Sale Date:	09/24/2025				
Deed of Trust Date:	03/30/2022	Recording Date:	04/05/2022	Reception #:	E2038531
		Re-Recording Date		Re-Recorded #:	

Legal: THE SOUTH 1/2 OF LOT 7, ALL OF LOT 8 AND 9. AND THE NORTH 1/2 OF LOT 10, BLOCK 12. SOUTH BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4020 S GRANT ST, ENGLEWOOD, CO 80113

Original Note Amt:	\$349,200.00	LoanType:	CONVENTIONAL	Interest Rate:	
Current Amount:	\$331,069.92	As Of:	05/13/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	ONSLow BAY FINANCIAL LLC
Current Owner:	MICHAEL WAYNE NOWLIN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GROVES CAPITAL, INC.
Grantor (Borrower On Deed of Trust)	MICHAEL NOWLIN

Publication:	Littleton Independent	First Publication Date:	07/31/2025
		Last Publication Date:	08/28/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010464683	Phone:	(303)350-3711	Fax:	(303)813-1107
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Notices of Election and Demand Filed in Arapahoe County

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Foreclosure Number: 0311-2025

NED Date: 05/23/2025

Reception #: E5036142

Original Sale Date: 09/24/2025

Deed of Trust Date: 04/22/2024

Recording Date: 05/01/2024

Reception #: E4026059

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 4, THE HIGHLANDS, FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID(S): 207735212003

Address: 1348 E Jamison Ave, Centennial, CO 80122

Original Note Amt: \$196,000.00

LoanType: Conventional

Interest Rate:

Current Amount: \$194,147.45

As Of: 05/13/2025

Interest Type: Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC

Current Owner: Joshua David Hensley AND Rene Wylie Garfield

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS SUCCESSORS AND
ASSIGNS

Grantor (Borrower On Deed of Trust) Joshua David Hensley AND Rene Wylie Garfield

Publication: Littleton Independent

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

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

Attorney File Number: 25-034861

Phone: (303)706-9990

Fax: (303)706-9994

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From May 21, 2025 Through May 27, 2025

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Foreclosure Number: 0312-2025

NED Date: 05/27/2025

Reception #: E5036701

Original Sale Date: 09/24/2025

Deed of Trust Date: 10/25/2022

Recording Date: 10/28/2022

Reception #: E2107270

Re-Recording Date

Re-Recorded #:

Legal: LOT 42, BLOCK 29, BURNS AURORA, FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 935 NILE ST, AURORA, CO 80010

Original Note Amt: \$369,765.00

LoanType: VA

Interest Rate:

Current Amount: \$366,425.53

As Of: 05/15/2025

Interest Type: Fixed

Current Lender (Beneficiary): MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY

Current Owner: JASON SANDERS

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) JASON SANDERS

Publication: Sentinel Colorado

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010398733

Phone: (303)350-3711

Fax: (303)813-1107