

# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 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:** 0413-2025

**NED Date:** 07/25/2025

**Reception #:** E5052947

**Original Sale Date:** 11/19/2025

**Deed of Trust Date:** 04/26/2022

**Recording Date:** 04/29/2022

**Reception #:** E2047773

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 20, BLOCK 5, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1151 REVERE STREET, AURORA, CO 80011

**Original Note Amt:** \$548,875.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$524,731.45

**As Of:** 07/10/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC

**Current Owner:** JENNIFER BOYANCE

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ALL WESTERN MORTGAGE, INC.

**Grantor (Borrower On Deed of Trust)** JENNIFER BOYANCE

**Publication:** Sentinel Colorado

**First Publication Date:** 09/25/2025

**Last Publication Date:** 10/23/2025

**Attorney for Beneficiary:** Barrett Frappier & Weisserman, LLP

**Attorney File Number:** 00000010520310

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0414-2025

**NED Date:** 07/25/2025

**Reception #:** E5052954

**Original Sale Date:** 11/19/2025

**Deed of Trust Date:** 05/03/2022

**Recording Date:** 05/05/2022

**Reception #:** E2050628

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 33, BLOCK 2, PEACHWOOD SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 032501740

**Address:** 12093 E Hoyer Dr, Aurora, CO 80012

**Original Note Amt:** \$409,200.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$398,193.49

**As Of:** 07/09/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS , a Missouri Limited Liability Company

**Current Owner:** Eric James Smith

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Eric James Smith

**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:** 23-030897

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0415-2025

<b>NED Date:</b>	07/25/2025	<b>Reception #:</b>	E5052950		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	09/08/2022	<b>Recording Date:</b>	09/13/2022	<b>Reception #:</b>	E2094344
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** See attached Exhibit A

**Address:** 1039 S Walden Way, Unit 153, Aurora, CO 80017

<b>Original Note Amt:</b>	\$190,000.00	<b>LoanType:</b>	FHLMC	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$186,146.85	<b>As Of:</b>	06/23/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Fifth Third Bank, National Association
<b>Current Owner:</b>	Cynthia Bikab
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership
<b>Grantor (Borrower On Deed of Trust)</b>	Cynthia Bikab

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	09/25/2025		
		<b>Last Publication Date:</b>	10/23/2025		
<b>Attorney for Beneficiary:</b>	Randall S. Miller & Associates PC				
<b>Attorney File Number:</b>	25CO00363-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709

**Foreclosure Number:** 0416-2025

<b>NED Date:</b>	07/25/2025	<b>Reception #:</b>	E5052951		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	10/31/2024	<b>Recording Date:</b>	11/04/2024	<b>Reception #:</b>	E4072290
		<b>Re-Recording Date</b>	12/02/2024	<b>Re-Recorded #:</b>	E4078833

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
APN#: 2073-30-3-14-011

**Address:** 7440 S Blackhawk St Unit 16-203, Englewood, CO 80112

<b>Original Note Amt:</b>	\$341,205.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$340,473.75	<b>As Of:</b>	07/10/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	FREEDOM MORTGAGE CORPORATION
<b>Current Owner:</b>	Malenie Mejia
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Malenie Mejia

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	09/25/2025		
		<b>Last Publication Date:</b>	10/23/2025		
<b>Attorney for Beneficiary:</b>	Janeway Law Firm, P.C.				
<b>Attorney File Number:</b>	25-035192	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0417-2025

**NED Date:** 07/25/2025 **Reception #:** E5052952  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 10/31/2012 **Recording Date:** 11/06/2012 **Reception #:** D2127876  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 47, BROADWAY ESTATES, FILING NO. TWO, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6580 S. Downing St., Centennial, CO 80121

**Original Note Amt:** \$131,100.00 **LoanType:** FNMA **Interest Rate:**  
**Current Amount:** \$54,912.70 **As Of:** 07/11/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Chrisanthi Craig  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bank of America, N.A., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Chrisanthi B. Craig

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

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

**Attorney File Number:** CO25131 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** 0418-2025

**NED Date:** 07/25/2025 **Reception #:** E5052953  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 07/31/2020 **Recording Date:** 08/04/2020 **Reception #:** E0098705  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

**Address:** 1263 S Wheeling Way, Aurora, CO 80012

**Original Note Amt:** \$198,831.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$181,973.52 **As Of:** 07/11/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association  
**Current Owner:** Ian Thomas Richard  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for All Western Mortgage, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Ian Thomas Richard

**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:** CO24323 **Phone:** (303)274-0155 **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0419-2025

<b>NED Date:</b>	07/25/2025	<b>Reception #:</b>	E5052955		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	05/31/2022	<b>Recording Date:</b>	05/31/2022	<b>Reception #:</b>	E2059616
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Attached as Exhibit "A"

**Address:** 14005 East Utah Circle #3, Aurora, CO 80012

<b>Original Note Amt:</b>	\$380,000.00	<b>LoanType:</b>	VA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$377,590.81	<b>As Of:</b>	07/11/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	NewRez LLC d/b/a Shellpoint Mortgage Servicing
<b>Current Owner:</b>	Michael Garcia
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Michael Garcia

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

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

<b>Attorney File Number:</b>	CO25136	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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**Foreclosure Number:** 0420-2025

<b>NED Date:</b>	07/25/2025	<b>Reception #:</b>	E5052956		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	12/07/2023	<b>Recording Date:</b>	12/13/2023	<b>Reception #:</b>	E3082995
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 1, Block 4, Apache Mesa Fourth Filing, County of Arapahoe, State of Colorado

**Address:** 752 Lewiston St, Aurora, CO 80011

<b>Original Note Amt:</b>	\$120,000.00	<b>LoanType:</b>	Adjustable rate	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$65,359.90	<b>As Of:</b>	07/03/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Ent Credit Union
<b>Current Owner:</b>	Allan B. Christensen and Cynthia D. Christensen
<b>Grantee (Lender On Deed of Trust):</b>	Ent Credit Union
<b>Grantor (Borrower On Deed of Trust)</b>	Allan B. Christensen and Cynthia D. Christensen

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

**Attorney for Beneficiary:** Susemihl, Mcdermott & Downie, PC

<b>Attorney File Number:</b>	Ent/ChristensenPMS	<b>Phone:</b>	(719)579-6500	<b>Fax:</b>	(719)579-9339
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# Notices of Election and Demand Filed in Arapahoe County

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**Foreclosure Number:** 0421-2025

**NED Date:** 07/25/2025 **Reception #:** E5052957  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 06/03/2016 **Recording Date:** 06/23/2016 **Reception #:** D6066252  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 11, THE FARM AT ARAPAHOE COUNTY FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 16851 East Caley Place, Aurora, CO 80016

**Original Note Amt:** \$472,800.00 **LoanType:** Consumer **Interest Rate:**  
**Current Amount:** \$391,275.18 **As Of:** 07/10/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** FirstBank  
**Current Owner:** Paul Yaft and Amy Yaft  
**Grantee (Lender On Deed of Trust):** FirstBank  
**Grantor (Borrower On Deed of Trust):** Paul Yaft and Amy Yaft

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

**Attorney for Beneficiary:** Womble Bond Dickinson (US) LLP

**Attorney File Number:** 307913-00089 **Phone:** (303)628-9690 **Fax:**

**Foreclosure Number:** 0422-2025

**NED Date:** 07/25/2025 **Reception #:** E5052958  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 06/14/2024 **Recording Date:** 06/21/2024 **Reception #:** E4039293  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** Lot 6, Block 2, Cedaredge Addition, County of Arapahoe, State of Colorado

**Address:** 5462 S Cedar St, Littleton, CO 80120

**Original Note Amt:** \$425,000.00 **LoanType:** CONV **Interest Rate:**  
**Current Amount:** \$423,216.09 **As Of:** 07/03/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-7  
**Current Owner:** Carl William Fuhri III  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Liberty Mortgage, Incorporated, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Carl William Fuhri III

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

**Attorney for Beneficiary:** IDEA Law Group

**Attorney File Number:** 48203089 **Phone:** (187)735-32146 **Fax:**

# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0423-2025

**NED Date:** 07/25/2025 **Reception #:** E5052949  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 07/30/2003 **Recording Date:** 08/04/2003 **Reception #:** B3168458  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 2, MANCHESTER PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 15554 EAST WYOMING DRIVE #D, AURORA, CO 80017

**Original Note Amt:** \$159,497.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$123,469.07 **As Of:** 07/14/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** MICHAEL JOHNSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION  
**Grantor (Borrower On Deed of Trust)** MICHAEL JOHNSON

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

**Attorney for Beneficiary:** Barrett Frappier & Weisserman, LLP

**Attorney File Number:** 00000010517365 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** 0424-2025

**NED Date:** 07/29/2025 **Reception #:** E5053650  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 02/25/2021 **Recording Date:** 03/11/2021 **Reception #:** E1041425  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED PARCEL OF LAND, AND IMPROVEMENTS AND APPURTENANCES THERETO IN THE  
COUNTY OF ARAPAHOE, STATE OF COLORADO TO WIT: LOT 65, SMOKY HILL 400 FILING NO. 6, COUNTY OF  
ARAPAHOE, STATE OF COLORADO.  
APN: 2073-16-1-18-014

**Address:** 5451 S Ventura Ct, Centennial, CO 80015

**Original Note Amt:** \$305,250.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$283,523.66 **As Of:** 07/14/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS  
FINANCIAL  
**Current Owner:** Michele M. Correa AND TIMOTHY CORREA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Top  
Flite Financial, Inc., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Michele M. Correa AND TIMOTHY CORREA

**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:** 25-034710 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0425-2025

<b>NED Date:</b>	07/29/2025	<b>Reception #:</b>	E5053652		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	03/22/2021	<b>Recording Date:</b>	06/17/2021	<b>Reception #:</b>	E1097077
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** See attached Exhibit A

**Address:** 1535 S Florence Unit 420, Denver, CO 80247

<b>Original Note Amt:</b>	\$197,700.00	<b>LoanType:</b>	FHLMC	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$154,338.49	<b>As Of:</b>	07/16/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Vadym Mogylevskyy
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Network Capital Funding Corporation
<b>Grantor (Borrower On Deed of Trust)</b>	Vadym Mogylevskyy

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	09/25/2025		
		<b>Last Publication Date:</b>	10/23/2025		
<b>Attorney for Beneficiary:</b>	Randall S. Miller & Associates PC				
<b>Attorney File Number:</b>	24CO00504-2	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709

**Foreclosure Number:** 0426-2025

<b>NED Date:</b>	07/29/2025	<b>Reception #:</b>	E5053648		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	08/10/2023	<b>Recording Date:</b>	08/16/2023	<b>Reception #:</b>	E3056519
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT SEVEN (7), BLOCK TWO (2), CHADDSFORD VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 13105 E Idaho Place, Aurora, CO 80012-4336

<b>Original Note Amt:</b>	\$222,000.00	<b>LoanType:</b>	FHLMC	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$218,945.56	<b>As Of:</b>	07/16/2025	<b>Interest Type:</b>	Fixed

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

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	09/25/2025		
		<b>Last Publication Date:</b>	10/23/2025		
<b>Attorney for Beneficiary:</b>	Halliday Watkins & Mann, P.C.				
<b>Attorney File Number:</b>	CO25096	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159



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**Foreclosure Number:** 0427-2025

<b>NED Date:</b>	07/29/2025	<b>Reception #:</b>	E5053646		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	06/24/2022	<b>Recording Date:</b>	06/27/2022	<b>Reception #:</b>	E2069770
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.PARCEL ID NUMBER: 032415215

**Address:** 17457 E RICE CIRCLE B, AURORA, CO 80015

<b>Original Note Amt:</b>	\$340,223.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$327,575.21	<b>As Of:</b>	07/16/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	RAJU THUPRAN
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	RAJU THUPRAN

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

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

<b>Attorney File Number:</b>	25-035291	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** 0428-2025

<b>NED Date:</b>	07/29/2025	<b>Reception #:</b>	E5053651		
<b>Original Sale Date:</b>	11/19/2025				
<b>Deed of Trust Date:</b>	10/11/2018	<b>Recording Date:</b>	10/16/2018	<b>Reception #:</b>	D8102118
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 7, Block 18, Meadowood Filing No. 3, County of Arapahoe, State of Colorado

**Address:** 315 S Norfolk Street, Aurora, CO 80013

<b>Original Note Amt:</b>	\$60,000.00	<b>LoanType:</b>	Promissory Note	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$59,993.00	<b>As Of:</b>	07/03/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Fitzsimons Federal Credit Union
<b>Current Owner:</b>	Denise L. Bigelow
<b>Grantee (Lender On Deed of Trust):</b>	Fitzsimons Federal Credit Union
<b>Grantor (Borrower On Deed of Trust)</b>	Denise L. Bigelow

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

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

<b>Attorney File Number:</b>	FCU v. Bigelow	<b>Phone:</b>	(303)758-6601	<b>Fax:</b>	(303)758-6540
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# Notices of Election and Demand Filed in Arapahoe County

From July 23, 2025 Through July 29, 2025

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**Foreclosure Number:** 0429-2025

**NED Date:** 07/29/2025 **Reception #:** E5053647  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 09/07/2021 **Recording Date:** 09/15/2021 **Reception #:** E1144245  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 5, SEVEN LAKES SUBDIVISION-FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
A.P.N.: 197534203014

**Address:** 2949 S Biscay St, Aurora, CO 80013

**Original Note Amt:** \$485,000.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$449,495.68 **As Of:** 07/17/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Dometellia Andrea Schafluetzel  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Dometellia Andrea Schafluetzel

**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:** 25-034482 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0430-2025

**NED Date:** 07/29/2025 **Reception #:** E5053654  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 05/08/2023 **Recording Date:** 06/06/2023 **Reception #:** E3038024  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE EXHIBIT A  
LEGAL DESCRIPTION

**Address:** 13609 E Cornell Ave, Aurora, CO 80014-5602

**Original Note Amt:** \$175,000.00 **LoanType:** Conventional Residential **Interest Rate:**  
**Current Amount:** \$170,997.38 **As Of:** 07/17/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Bernice E. Radakovits  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, Its  
Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Bernice E. Radakovits

**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-25-1018994-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369