

# Notices of Election and Demand Filed in Arapahoe County

From August 06, 2025 Through August 12, 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:** 0442-2025

**NED Date:** 08/08/2025 **Reception #:** E5056737  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 06/28/2024 **Recording Date:** 07/03/2024 **Reception #:** E4042681  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 20, HOFFMAN TOWN SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-01-1-19-007

**Address:** 1224 Yuba Street, Aurora, CO 80011

**Original Note Amt:** \$427,121.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$424,609.82 **As Of:** 07/24/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Eduardo Francisco Alvarado AND Faith Evonne Alvarado  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Eduardo Francisco Alvarado AND Faith Evonne Alvarado

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035326 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0443-2025

**NED Date:** 08/08/2025 **Reception #:** E5056721  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 11/24/2021 **Recording Date:** 12/01/2021 **Reception #:** E1182479  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 36, FIRST ADDITION TO BURNS AURORA, FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN#: 1973 02 4 19 002

**Address:** 11856 E 7th Avenue, Aurora, CO 80010

**Original Note Amt:** \$382,936.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$358,178.52 **As Of:** 07/24/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Angelica Vasquez AND Jonathon Vasquez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PRIMARY RESIDENTIAL MORTGAGE, INC. | PRIMARY RESIDENTIAL MORTGAGE,  
INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Angelica Vasquez AND Jonathon Vasquez

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035403 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From August 06, 2025 Through August 12, 2025

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**Foreclosure Number:** 0444-2025

**NED Date:** 08/08/2025

**Reception #:** E5056793

**Original Sale Date:** 12/10/2025

**Deed of Trust Date:** 01/19/2024

**Recording Date:** 01/23/2024

**Reception #:** E4004090

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 33, GENTRY, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 1973-11-4-07-040

**Address:** 11906 East Maple Avenue, Aurora, CO 80012

**Original Note Amt:** \$402,550.00

**LoanType:** Conventional

**Interest Rate:**

**Current Amount:** \$398,361.32

**As Of:** 07/25/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Amina Labgouri AND Edan A Labgouri

**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)** Amina Labgouri AND Edan A Labgouri

**Publication:** Sentinel Colorado

**First Publication Date:** 10/16/2025

**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035346

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

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

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From August 06, 2025 Through August 12, 2025

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**Foreclosure Number:** 0445-2025

**NED Date:** 08/08/2025 **Reception #:** E5056738  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 10/18/2019 **Recording Date:** 10/29/2019 **Reception #:** D9116079  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Condominium Unit C, Building 84, APPLE VALLEY EAST CONDOMINIUMS, according to the map recorded April 8, 1974 in Map Book 26 at Pages 30 to 33, inclusive and supplements thereof, and the Condominium Declaration for APPLE VALLEY EAST CONDOMINIUMS recorded April 8, 1974 in Book 2226 at Page 205, and the supplement there to recorded October 7, 1974 in Book 2280 at Page 603 and the second supplement recorded October 31, 1974 in Book 2286 at Page 494 and the third supplement recorded November 21, 1975 in Book 2394 at Page 650, and the fourth supplement recorded April 21, 1976 in Book 2439 at Page 454, County of Arapahoe, State of Colorado

**Address:** 84 Nome Way #C, Aurora, CO 80012

**Original Note Amt:** \$36,300.00 **LoanType:** Open-End Home Equity Cr **Interest Rate:**  
**Current Amount:** \$36,295.00 **As Of:** 07/02/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fitzsimons Federal Credit Union  
**Current Owner:** Carl Reginald Knox  
**Grantee (Lender On Deed of Trust):** Fitzsimons Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Carl Reginald Knox

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

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

**Foreclosure Number:** 0446-2025

**NED Date:** 08/08/2025 **Reception #:** E5056748  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 05/24/2017 **Recording Date:** 06/01/2017 **Reception #:** D7061109  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 13 BLOCK 4 PARK VIEW TERRACE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 5466 S Kirk Cir, Aurora, CO 80015

**Original Note Amt:** \$142,463.00 **LoanType:** Conventional Residential **Interest Rate:**  
**Current Amount:** \$141,178.55 **As Of:** 07/15/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Newrez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Gail D Loos  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Gail D Loos

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-25-1019497-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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**Foreclosure Number:** 0447-2025

**NED Date:** 08/08/2025 **Reception #:** E5056739  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 11/06/2018 **Recording Date:** 11/14/2018 **Reception #:** D8111837  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, GEORGETOWN VILLAGE AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 5185 E Weaver Dr, Centennial, CO 80121

**Original Note Amt:** \$347,221.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$237,774.01 **As Of:** 07/16/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank  
**Current Owner:** Mary J Long, Thomas R Long  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for US Mortgages, Its  
Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Mary J Long, Thomas R Long

**Publication:** Littleton Independent **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

**Attorney File Number:** CO-25-1018717-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

**Foreclosure Number:** 0448-2025

**NED Date:** 08/08/2025 **Reception #:** E5056722  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 12/12/2003 **Recording Date:** 12/19/2003 **Reception #:** B3269561  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 7, Block 15, Kingsborough Filing No. 3, County of Arapahoe, State of Colorado.

**Address:** 16501 E Villanova Pl, Aurora, CO 80013

**Original Note Amt:** \$164,654.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$76,449.99 **As Of:** 07/15/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Randi L. Ward  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Taylor, Bean &  
Whitaker Mortgage Corp.  
**Grantor (Borrower On Deed of Trust)** Kenneth C. Ward

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 23CO00522-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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**Foreclosure Number:** 0449-2025

<b>NED Date:</b>	08/08/2025	<b>Reception #:</b>	E5056740		
<b>Original Sale Date:</b>	12/10/2025				
<b>Deed of Trust Date:</b>	09/16/2002	<b>Recording Date:</b>	09/17/2002	<b>Reception #:</b>	B2173559
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 76, HOMESTEAD IN THE WILLOWS, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 7211 South Pontiac Way, Englewood, CO 80112

<b>Original Note Amt:</b>	\$300,700.00	<b>LoanType:</b>	CONV	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$270,265.78	<b>As Of:</b>	07/28/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST
<b>Current Owner:</b>	Jennifer R. Thomas, Rick L. Thomas
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for RBC Mortgage Company
<b>Grantor (Borrower On Deed of Trust)</b>	Jennifer R. Thomas, Rick L. Thomas

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	10/16/2025
		<b>Last Publication Date:</b>	11/13/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

<b>Attorney File Number:</b>	25CO00388-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709
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**Foreclosure Number:** 0450-2025

<b>NED Date:</b>	08/08/2025	<b>Reception #:</b>	E5056742		
<b>Original Sale Date:</b>	12/10/2025				
<b>Deed of Trust Date:</b>	03/16/2022	<b>Recording Date:</b>	03/21/2022	<b>Reception #:</b>	E2031828
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** See attached Exhibit A

**Address:** 3016 W Prentice Ave Unit C, Littleton, CO 80123

<b>Original Note Amt:</b>	\$389,500.00	<b>LoanType:</b>	FNMA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$373,398.71	<b>As Of:</b>	07/14/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Fifth Third Bank, National Association
<b>Current Owner:</b>	Andrew Dean Watters
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NFM, Inc. dba NFM Lending.
<b>Grantor (Borrower On Deed of Trust)</b>	Andrew Dean Watters

<b>Publication:</b>	Littleton Independent	<b>First Publication Date:</b>	10/16/2025
		<b>Last Publication Date:</b>	11/13/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

<b>Attorney File Number:</b>	25CO00399-1	<b>Phone:</b>	(720)259-6710	<b>Fax:</b>	(720)259-6709
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**Foreclosure Number:** 0451-2025

**NED Date:** 08/08/2025 **Reception #:** E5056731  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 02/18/2021 **Recording Date:** 02/25/2021 **Reception #:** E1031958  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 7, Block 4, Pride's Crossing Subdivision Filing No. 18, County of Arapahoe, State of Colorado.

**Address:** 19075 E Grand Circle, Aurora, CO 80015

**Original Note Amt:** \$667,500.00 **LoanType:** REVERSE FHA **Interest Rate:**  
**Current Amount:** \$211,639.51 **As Of:** 07/25/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Longbridge Financial, LLC  
**Current Owner:** Steven R. Oswald  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Longbridge Financial, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Steven R. Oswald

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO25163 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** 0452-2025

**NED Date:** 08/08/2025 **Reception #:** E5056743  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 10/18/2016 **Recording Date:** 10/25/2016 **Reception #:** D6122322  
**Re-Recording Date** **Re-Recorded #:**

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

**Address:** 9817 E Peakview Ave #G10, Englewood, CO 80111

**Original Note Amt:** \$134,400.00 **LoanType:** FNMA **Interest Rate:**  
**Current Amount:** \$113,891.19 **As Of:** 07/25/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Kerry Dean Chandler and Sherry Anne Newell-Chandler  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Kerry Dean Chandler and Sherry Anne Newell-Chandler

**Publication:** Littleton Independent **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

**Attorney File Number:** CO25177 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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**Foreclosure Number:** 0453-2025

<b>NED Date:</b>	08/08/2025	<b>Reception #:</b>	E5056744		
<b>Original Sale Date:</b>	12/10/2025				
<b>Deed of Trust Date:</b>	08/22/2017	<b>Recording Date:</b>	09/13/2017	<b>Reception #:</b>	D7104504
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Please see attached Exhibit A

**Address:** 12555 Nevada Ave E, Aurora, CO 80012-2364

<b>Original Note Amt:</b>	\$144,000.00	<b>LoanType:</b>	Conventional Residential	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$105,324.72	<b>As Of:</b>	07/18/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	U.S. Bank National Association
<b>Current Owner:</b>	Juan M. Cruz Hernandez
<b>Grantee (Lender On Deed of Trust):</b>	U.S. Bank National Association
<b>Grantor (Borrower On Deed of Trust)</b>	Juan M. Cruz Hernandez

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/16/2025
		<b>Last Publication Date:</b>	11/13/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

<b>Attorney File Number:</b>	CO-25-1018887-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(866)894-7369
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**Foreclosure Number:** 0454-2025

<b>NED Date:</b>	08/08/2025	<b>Reception #:</b>	E5056732		
<b>Original Sale Date:</b>	12/10/2025				
<b>Deed of Trust Date:</b>	09/13/2024	<b>Recording Date:</b>	09/18/2024	<b>Reception #:</b>	E4060815
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Attached as Exhibit A

**Address:** 1365 S Chambers Road #103, Aurora, CO 80017

<b>Original Note Amt:</b>	\$490,239.00	<b>LoanType:</b>	VA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$488,544.64	<b>As Of:</b>	07/28/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	United Wholesale Mortgage, LLC
<b>Current Owner:</b>	Francisco De Diego
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ease Mortgage, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Francisco De Diego

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/16/2025
		<b>Last Publication Date:</b>	11/13/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC

<b>Attorney File Number:</b>	CO25059	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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# Notices of Election and Demand Filed in Arapahoe County

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**Foreclosure Number:** 0455-2025

**NED Date:** 08/08/2025 **Reception #:** E5056733  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 08/05/2005 **Recording Date:** 08/09/2005 **Reception #:** B5117328  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 1, TOLLGATE CROSSING SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER: 2071-07-4-01-02

**Address:** 4822 South Fultondale Way, Aurora, CO 80016

**Original Note Amt:** \$208,092.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$179,442.53 **As Of:** 07/25/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX  
MORTGAGE LOAN TRUST 2005-AR23, MORTGAGE PASS-THROUGH CERTIFICATES  
Series 2005-AR23  
**Current Owner:** Tamyia Laurence  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI  
MORTGAGE COMPANY LTD, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Tamyia Laurence

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035361 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0456-2025

**NED Date:** 08/08/2025 **Reception #:** E5056745  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 11/26/2022 **Recording Date:** 12/01/2022 **Reception #:** E2115476  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 1, TOLLGATE CROSSING SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4822 South Fultondale Way, Aurora, CO 80016

**Original Note Amt:** \$130,000.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$130,350.00 **As Of:** 07/24/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Tamyia Laurence  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust)** Tamyia Laurence

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035303 **Phone:** (303)706-9990 **Fax:** (303)706-9994



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From August 06, 2025 Through August 12, 2025

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**Foreclosure Number:** 0457-2025

**NED Date:** 08/12/2025 **Reception #:** E5057063  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 12/06/2019 **Recording Date:** 12/09/2019 **Reception #:** D9134301  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 1, OLDE TOWNE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 110 S Moline Street, Aurora, CO 80012

**Original Note Amt:** \$175,266.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$158,426.21 **As Of:** 07/28/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jalene Simpson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BOKF NA DBA COLORADO STATE BANK AND TRUST, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Jalene Simpson

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035298 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 0458-2025

**NED Date:** 08/12/2025 **Reception #:** E5057064  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 12/07/2023 **Recording Date:** 12/08/2023 **Reception #:** E3082111  
**Re-Recording Date** 12/11/2023 **Re-Recorded #:** E3082330

**Legal:** LOT 14, BLOCK 4, NEVIN VILLAGE GREEN SUBDIVISION, FILING NO.6, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 15008 E Carolina Pl, Aurora, CO 80012-4727

**Original Note Amt:** \$449,745.00 **LoanType:** Conventional **Interest Rate:**  
**Current Amount:** \$440,084.97 **As Of:** 07/28/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** Hope C Martin  
**Grantee (Lender On Deed of Trust):** BANK OF AMERICA, N.A.  
**Grantor (Borrower On Deed of Trust)** Hope C Martin

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 25-035411 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From August 06, 2025 Through August 12, 2025

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**Foreclosure Number:** 0459-2025

**NED Date:** 08/12/2025 **Reception #:** E5057065  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 12/14/2020 **Recording Date:** 12/18/2020 **Reception #:** E0178216  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT NO. 184, 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:** 1306 S Parker Rd, Apt 184, Denver, CO 80231-2144

**Original Note Amt:** \$95,050.00 **LoanType:** FHLMC **Interest Rate:**  
**Current Amount:** \$90,610.50 **As Of:** 07/29/2025 **Interest Type:** Fixed

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

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025  
**Attorney for Beneficiary:** Halliday, Watkins & Mann, PC  
**Attorney File Number:** CO25025 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** 0460-2025

**NED Date:** 08/12/2025 **Reception #:** E5057066  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 06/26/2023 **Recording Date:** 06/28/2023 **Reception #:** E3043455  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOTS 6, 7 AND 8, BLOCK 45, THE UNION PACIFIC LAND COMPANY, SECOND ADDITION TO THE TOWN OF DEER TRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 035045358

**Address:** 1305 5th Avenue, Deer Trail, CO 80105

**Original Note Amt:** \$412,392.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$405,458.58 **As Of:** 07/28/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Daniel Rubio Yanez AND Sonia Rubio Hinojosa  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Daniel Rubio Yanez AND Sonia Rubio Hinojosa

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 25-035325 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From August 06, 2025 Through August 12, 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:** 0461-2025

**NED Date:** 08/12/2025 **Reception #:** E5057054  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 06/28/2017 **Recording Date:** 07/07/2017 **Reception #:** D7076370  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 4, BURNS AURORA, FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 710 Jamaica Street, Aurora, CO 80010

**Original Note Amt:** \$150,000.00 **LoanType:** FNMA **Interest Rate:**  
**Current Amount:** \$124,018.90 **As Of:** 07/25/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Royal Pacific Funding Corp.  
**Current Owner:** Marcelino Cuevas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Royal Pacific Funding Corp.  
**Grantor (Borrower On Deed of Trust)** Marcelino Cuevas

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

**Attorney for Beneficiary:** MESSNER REEVES LLP

**Attorney File Number:** 8020.0148 **Phone:** (303)623-4806 **Fax:**

**Foreclosure Number:** 0462-2025

**NED Date:** 08/12/2025 **Reception #:** E5057058  
**Original Sale Date:** 12/10/2025  
**Deed of Trust Date:** 12/23/2021 **Recording Date:** 12/28/2021 **Reception #:** E1193411  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 1, MISSION VIEJO SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3560 S NUCLA STREET, AURORA, CO 80013

**Original Note Amt:** \$472,626.00 **LoanType:** VA **Interest Rate:**  
**Current Amount:** \$444,685.85 **As Of:** 07/29/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** M&T BANK  
**Current Owner:** OTAKAR DAVIS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LUMINATE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust)** OTAKAR DAVIS

**Publication:** Sentinel Colorado **First Publication Date:** 10/16/2025  
**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 00000010527851 **Phone:** (303)350-3711 **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From August 06, 2025 Through August 12, 2025

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**Foreclosure Number:** 0463-2025

<b>NED Date:</b>	08/12/2025	<b>Reception #:</b>	E5057059	
<b>Original Sale Date:</b>	12/10/2025			
<b>Deed of Trust Date:</b>	12/01/2020	<b>Recording Date:</b>	12/09/2020	<b>Reception #:</b> E0171978
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 21, BLOCK 2, WHEATLANDS SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6252 S Kellerman Ct, Aurora, CO 80016

<b>Original Note Amt:</b>	\$384,371.00	<b>LoanType:</b>	VA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$346,284.65	<b>As Of:</b>	07/30/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Lakeview Loan Servicing, LLC
<b>Current Owner:</b>	Anthony E. Geiger
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Lakeview Community Capital, LLC., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Anthony E. Geiger

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/16/2025
		<b>Last Publication Date:</b>	11/13/2025

**Attorney for Beneficiary:** McCarthy & Holthus LLP

<b>Attorney File Number:</b>	CO-25-1018002-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(866)894-7369
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**Foreclosure Number:** 0464-2025

<b>NED Date:</b>	08/12/2025	<b>Reception #:</b>	E5057061	
<b>Original Sale Date:</b>	12/10/2025			
<b>Deed of Trust Date:</b>	06/30/2023	<b>Recording Date:</b>	07/07/2023	<b>Reception #:</b> E3045930
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 29, BLOCK 1, THE SHORES-FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 1973-35-2-01-012

**Address:** 2933 South Lansing Way, Aurora, CO 80014

<b>Original Note Amt:</b>	\$422,112.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	
<b>Current Amount:</b>	\$319,361.46	<b>As Of:</b>	07/30/2025	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Andrew David Quist AND Rikki Deanna Quist
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Andrew David Quist AND Rikki Deanna Quist

<b>Publication:</b>	Sentinel Colorado	<b>First Publication Date:</b>	10/16/2025
		<b>Last Publication Date:</b>	11/13/2025

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

<b>Attorney File Number:</b>	25-035288	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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# Notices of Election and Demand Filed in Arapahoe County

From August 06, 2025 Through August 12, 2025

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**Foreclosure Number:** 0465-2025

**NED Date:** 08/12/2025

**Reception #:** E5057067

**Original Sale Date:** 12/10/2025

**Deed of Trust Date:** 09/17/2021

**Recording Date:** 09/21/2021

**Reception #:** E1146612

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 4848 EAST KENTUCKY AVENUE UNIT C, DENVER, CO 80246

**Original Note Amt:** \$281,325.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$262,938.04

**As Of:** 07/31/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** KEYVI KASHAWN BOYER

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

**Grantor (Borrower On Deed of Trust)** KEYVI KASHAWN BOYER

**Publication:** Sentinel Colorado

**First Publication Date:** 10/16/2025

**Last Publication Date:** 11/13/2025

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

**Attorney File Number:** 00000010539203

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

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