

Notices of Election and Demand Filed in Arapahoe County

From August 20, 2025 Through August 26, 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: 0483-2025

NED Date: 08/22/2025 **Reception #:** E5059968
Original Sale Date: 12/17/2025
Deed of Trust Date: 11/20/2020 **Recording Date:** 12/15/2020 **Reception #:** E0175311
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 5, SUMMER VALLEY SUBDIVISION FILING NO. 5, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3724 S PITKIN CIRCLE, AURORA, CO 80013

Original Note Amt: \$279,700.00 **LoanType:** CONVENTIONAL **Interest Rate:**
Current Amount: \$267,876.41 **As Of:** 08/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: COLIN L SMITH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
CARDINAL FINANCIAL COMPANY
Grantor (Borrower On Deed of Trust) COLIN L. SMITH

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010534923 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0484-2025

NED Date: 08/22/2025 **Reception #:** E5059957
Original Sale Date: 12/17/2025
Deed of Trust Date: 11/20/2002 **Recording Date:** 12/02/2002 **Reception #:** B2228292
Re-Recording Date **Re-Recorded #:**

Legal: LOT 43, BLOCK 1, HAMPDEN HILLS AT AURORA SUBDIVISION, FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3750 South Genoa Circle, Aurora, CO 80013

Original Note Amt: \$131,261.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$110,000.52 **As Of:** 08/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgage Chase Bank, National Association
Current Owner: Angela D. Thompson
Grantee (Lender On Deed of Trust): Mortgage Makers, Inc.
Grantor (Borrower On Deed of Trust) Angela D. Thompson

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025
Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.
Attorney File Number: CO240090 **Phone:** (319) 23-42530 **Fax:** (319) 23-26341

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Foreclosure Number: 0485-2025

NED Date: 08/22/2025 **Reception #:** E5059970
Original Sale Date: 12/17/2025
Deed of Trust Date: 09/09/2020 **Recording Date:** 09/16/2020 **Reception #:** E0122415
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 15, SUNRIDGE SUBDIVISION FILING NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF 'ARAPAHOE', STATE OF COLORADO.

Address: 48 S Evanston Way, Aurora, CO 80012

Original Note Amt: \$450,000.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$172,584.20 **As Of:** 08/12/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC
Current Owner: Donald A. Christensen
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LONGBRIDGE FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Donald A. Christensen

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025

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

Attorney File Number: 25-035453 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0486-2025

NED Date: 08/22/2025 **Reception #:** E5059971
Original Sale Date: 12/17/2025
Deed of Trust Date: 03/29/2024 **Recording Date:** 04/04/2024 **Reception #:** E4019366
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 13 AND 14, BLOCK 9, AURORA, EXCEPT THE REAR 8 FEET OF SAID LOTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-02-2-09-006

Address: 1342 Havana Street, Aurora, CO 80010

Original Note Amt: \$373,117.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$367,887.48 **As Of:** 07/23/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Dayana Romero AND Risvin Yovanie Guerra
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) Dayana Romero AND Risvin Yovanie Guerra

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025

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

Attorney File Number: 25-035327 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0487-2025

NED Date: 08/22/2025

Reception #: E5059958

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/12/2020

Recording Date: 06/17/2020

Reception #: E0072213

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 1, WHEATLANDS SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO
A.P.N.: 2071-19-4-24-006

Address: 6404 S Harvest St, Aurora, CO 80016

Original Note Amt: \$506,385.00

LoanType: VA

Interest Rate:

Current Amount: \$450,306.18

As Of: 08/12/2025

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: Lloyd Felix

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust): Lloyd Felix

Publication: Sentinel Colorado

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

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

Attorney File Number: 25-035413

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0488-2025

NED Date: 08/22/2025

Reception #: E5059973

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/16/2004

Recording Date: 07/01/2004

Reception #: B4117687

Re-Recording Date

Re-Recorded #:

Legal: LOTS 2 AND 3, EXCEPT THE REAR 10 FEET OF SAID LOTS, BLOCK 8, BROOKLYN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197303220007

Address: 1240 Beeler Street, Aurora, CO 80010

Original Note Amt: \$119,500.00

LoanType: Conventional

Interest Rate:

Current Amount: \$58,625.29

As Of: 08/13/2025

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-HYB5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES2004-HYB5

Current Owner: Fernando Romero

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Fernando Romero

Publication: Sentinel Colorado

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

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

Attorney File Number: 25-035475

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 0489-2025

NED Date: 08/22/2025 **Reception #:** E5059959
Original Sale Date: 12/17/2025
Deed of Trust Date: 04/25/2022 **Recording Date:** 04/29/2022 **Reception #:** E2048179
Re-Recording Date **Re-Recorded #:**

Legal: LOT 42, BLOCK 8, HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 8265 S Country Club Pkwy, Aurora, CO 80016

Original Note Amt: \$375,200.00 **LoanType:** Conventional Residential **Interest Rate:**
Current Amount: \$375,200.00 **As Of:** 08/13/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: John H. Taylor
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust): John H. Taylor

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-25-1021529-JH **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0490-2025

NED Date: 08/26/2025 **Reception #:** E5060848
Original Sale Date: 12/17/2025
Deed of Trust Date: 08/25/2023 **Recording Date:** 08/30/2023 **Reception #:** E3060434
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 10300 E Exposition Ave, Aurora, CO 80247

Original Note Amt: \$150,001.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$148,252.72 **As Of:** 07/24/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Capital One, N.A.
Current Owner: Jessica Odonnell, Michael Benninghoven
Grantee (Lender On Deed of Trust): Discover Bank
Grantor (Borrower On Deed of Trust): Michael Benninghoven and Jessica Odonnell

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 25CO00465-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0491-2025

NED Date: 08/26/2025 **Reception #:** E5060850
Original Sale Date: 12/17/2025
Deed of Trust Date: 11/16/2021 **Recording Date:** 11/18/2021 **Reception #:** E1177044
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1471 S BUCHANAN CIR, AURORA, CO 80018-6007

Original Note Amt: \$606,430.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$569,490.43 **As Of:** 08/14/2025 **Interest Type:** Fixed

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

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010544575 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0492-2025

NED Date: 08/26/2025 **Reception #:** E5060862
Original Sale Date: 12/17/2025
Deed of Trust Date: 01/12/2022 **Recording Date:** 01/13/2022 **Reception #:** E2004836
Re-Recording Date **Re-Recorded #:**

Legal: Lot 18, Block 8, Ridgeview Hills North, Fourth Filing, County of Arapahoe, State of Colorado.

Address: 4423 E. Maplewood Way, Centennial, CO 80121

Original Note Amt: \$655,500.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$616,629.02 **As Of:** 08/11/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Yulia Dubchak, Zaur Tsagolov, Eduard G Sagilyan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust): Yulia Dubchak and Zaur Tsagolov

Publication: Littleton Independent **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00347-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0493-2025

NED Date:	08/26/2025	Reception #:	E5060849		
Original Sale Date:	12/17/2025				
Deed of Trust Date:	08/12/2024	Recording Date:	08/26/2024	Reception #:	E4055067
		Re-Recording Date		Re-Recorded #:	

Legal: See attached Exhibit A

Address: 13310 E Asbury Dr, Aurora, CO 80014

Original Note Amt:	\$369,981.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$368,424.72	As Of:	07/30/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	Village Capital & Investment LLC
Current Owner:	Orlando Billups
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)	Orlando Billups

Publication:	Sentinel Colorado	First Publication Date:	10/23/2025		
		Last Publication Date:	11/20/2025		
Attorney for Beneficiary:	Randall S. Miller & Associates PC				
Attorney File Number:	25CO00423-1	Phone:	(720)259-6710	Fax:	(720)259-6709

Foreclosure Number: 0494-2025

NED Date:	08/26/2025	Reception #:	E5060845		
Original Sale Date:	12/17/2025				
Deed of Trust Date:	05/07/2021	Recording Date:	05/10/2021	Reception #:	E1075891
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON AUGUST 7, 2025 AT RECEPTION NO. E5056089

Address: 62400 E 2ND LN, BYERS, CO 80103

Original Note Amt:	\$766,640.00	LoanType:	VA	Interest Rate:	
Current Amount:	\$717,667.82	As Of:	08/01/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	CHRISTOPHER BORCHERS AND CYNTHIA BORCHERS
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)	CHRISTOPHER BORCHERS AND CYNTHIA BORCHERS

Publication:	Sentinel Colorado	First Publication Date:	10/23/2025		
		Last Publication Date:	11/20/2025		
Attorney for Beneficiary:	Barrett, Frappier & Weisserman, LLP				
Attorney File Number:	00000010402675	Phone:	(303)350-3711	Fax:	(303)813-1107

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Foreclosure Number: 0495-2025

NED Date: 08/26/2025 **Reception #:** E5060851
Original Sale Date: 12/17/2025
Deed of Trust Date: 08/09/2021 **Recording Date:** 08/12/2021 **Reception #:** E1126545
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 43, CONSERVATORY SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2794 S Jebel Way, Aurora, CO 80013

Original Note Amt: \$544,947.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$493,875.35 **As Of:** 08/04/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Sarasaty Soekarso
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Home Funding Corp.
Grantor (Borrower On Deed of Trust): Sarasaty Soekarso

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 25CO00463-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0496-2025

NED Date: 08/26/2025 **Reception #:** E5060858
Original Sale Date: 12/17/2025
Deed of Trust Date: 04/12/2022 **Recording Date:** 04/18/2022 **Reception #:** E2043136
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 3, MISSION VIEJO SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16263 East Oxford Drive, Aurora, CO 80013

Original Note Amt: \$45,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$41,710.86 **As Of:** 08/18/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Clinton L. Calhoun
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Clinton L. Calhoun

Publication: Sentinel Colorado **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 25-035163 **Phone:** (303)706-9990 **Fax:** (303)706-9994