

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0186-2017

NED Date: 04/12/2017 **Reception #:** D7041369
Original Sale Date: 08/02/2017
Deed of Trust Date: 04/19/2010 **Recording Date:** 04/27/2010 **Reception #:** D0039801
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 12, Block 18, PINEY CREEK No.7 Replat 3, County of Arapahoe, State of Colorado

Address: 16540 E Hialeah Dr, Centennial, CO 80015

Original Note Amt: \$50,000.00 **LoanType:** Private **Interest Rate:**
Current Amount: \$50,000.00 **As Of:** 04/05/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Xin Wang
Current Owner: Dingjun Zhong and Lifang Huang
Grantee (Lender On Deed of Trust): Xin Wang
Grantor (Borrower On Deed of Trust): Dingjun Zhong and Lifang Huang

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017

Attorney for Beneficiary: Daniel J. Culhane LLC

Attorney File Number: Zhong/Huang **Phone:** (303)945-2077 **Fax:** (303)333-7127

Foreclosure Number: 0187-2017

NED Date: 04/12/2017 **Reception #:** D7041370
Original Sale Date: 08/02/2017
Deed of Trust Date: 11/16/2007 **Recording Date:** 11/28/2007 **Reception #:** B7149746
Re-Recording Date: **Re-Recorded #:**

Legal: Attached Hereto as Exhibit A and Incorporated Herein as Though Fully Set Forth

Address: 19019 E Warren Dr H-202, Aurora, CO 80013

Original Note Amt: \$100,424.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$123,396.48 **As Of:** 04/06/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: JORGE GUERRA-YALAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): JORGE GUERRA-YALAN and ASHLEY GUERRA-YALAN

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 17-014970 FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0188-2017

NED Date: 04/12/2017 **Reception #:** D7041372
Original Sale Date: 08/02/2017
Deed of Trust Date: 11/19/2009 **Recording Date:** 11/20/2009 **Reception #:** B9126888
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 39, BLOCK 2, THE ASPENS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1264 S CRYSTAL WAY, AURORA, CO 80012

Original Note Amt: \$62,742.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$46,768.18 **As Of:** 04/07/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: KENDRA N MILLER
Grantee (Lender On Deed of Trust): COLORADO MORTGAGE ALLIANCE, LLC
Grantor (Borrower On Deed of Trust): KENDRA N MILLER

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014992_FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0189-2017

NED Date: 04/12/2017 **Reception #:** D7041371
Original Sale Date: 08/02/2017
Deed of Trust Date: 03/19/2010 **Recording Date:** 04/06/2010 **Reception #:** D0032484
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 2, AURORA HIGHLANDS SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1775 S YAMPA WAY, AURORA, CO 80017

Original Note Amt: \$128,627.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$113,678.35 **As Of:** 04/07/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: NEREYDA AGRAMONTE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): NEREYDA AGRAMONTE

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-015013_FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0190-2017

NED Date: 04/12/2017 **Reception #:** D7041376
Original Sale Date: 08/02/2017
Deed of Trust Date: 04/20/2012 **Recording Date:** 05/02/2012 **Reception #:** D2047625
Re-Recording Date: **Re-Recorded #:**

Legal: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH

Address: 1192 S Eagle Cir D, Aurora, CO 80012

Original Note Amt: \$110,890.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$101,848.71 **As Of:** 04/06/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Derald L Lawson and Wanda Lawson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust): Derald L Lawson and Wanda Lawson

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-767773-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0191-2017

NED Date: 04/12/2017

Reception #: D7041373

Original Sale Date: 08/02/2017

Deed of Trust Date: 11/21/2003

Recording Date: 12/02/2003

Reception #: B3256864

Re-Recording Date

Re-Recorded #:

Legal: LOT 27, BLOCK 1, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 17280 E Hamilton Ave, Aurora, CO 80013

Original Note Amt: \$178,800.00

LoanType: Unknown

Interest Rate:

Current Amount: \$147,991.20

As Of: 04/06/2017

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE3

Current Owner: RUBY LOCKETT

Grantee (Lender On Deed of Trust): FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA

Grantor (Borrower On Deed of Trust) RUBY LOCKETT

Publication: Aurora Sentinel

First Publication Date: 06/08/2017

Last Publication Date: 07/06/2017

Attorney for Beneficiary: Medved Dale Decker & Deere, LLC

Attorney File Number: 17-945-29897

Phone: (303)274-0155

Fax: (303)223-7915

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0192-2017

NED Date: 04/12/2017 **Reception #:** D7041374
Original Sale Date: 08/02/2017
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 E Wyoming Dr D, Aurora, CO 80017

Original Note Amt: \$159,497.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$152,988.24 **As Of:** 04/07/2017 **Interest Type:** Adjustable

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: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-767961-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0193-2017

NED Date: 04/12/2017 **Reception #:** D7041375
Original Sale Date: 08/02/2017
Deed of Trust Date: 05/09/2000 **Recording Date:** 05/11/2000 **Reception #:** B0056737
Re-Recording Date: **Re-Recorded #:**

Legal: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Address: 9155 E Stanford Pl, Greenwood Village, CO 80111

Original Note Amt: \$185,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$148,401.83 **As Of:** 04/10/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
Current Owner: DAVID A NICHOLS AND LISA H NICHOLS
Grantee (Lender On Deed of Trust): CRESTAR MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): DAVID A NICHOLS AND LISA H NICHOLS

Publication: The Villager **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 17-914-29865 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0194-2017

NED Date: 04/14/2017 **Reception #:** D7042263
Original Sale Date: 08/02/2017
Deed of Trust Date: 03/24/2015 **Recording Date:** 04/07/2015 **Reception #:** D5033542
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 68 COVENTRY, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6373 S Yates Ct, Littleton, CO 80123

Original Note Amt: \$938,250.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$389,645.79 **As Of:** 04/04/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): Urban Financial of America, LLC
Current Owner: Fred W Warnaars
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for MLD Mortgage, Inc
Grantor (Borrower On Deed of Trust): Fred W Warnaars

Publication: Littleton Independent **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 17CO00035-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0195-2017

NED Date: 04/14/2017 **Reception #:** D7042260
Original Sale Date: 08/02/2017
Deed of Trust Date: 03/31/2005 **Recording Date:** 04/06/2005 **Reception #:** B5048945
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, RIDGEVIEW HILLS NORTH SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4282 E Peakview Cir, Centennial, CO 80121

Original Note Amt: \$49,500.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$43,548.00 **As Of:** 04/06/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2005-HE4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-HE4
Current Owner: Hokbeng Kho
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Chapel Mortgage Corporation
Grantor (Borrower On Deed of Trust): Anggia Sibuea

Publication: The Villager **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Hellerstein and Shore PC
Attorney File Number: 17-00120SH **Phone:** (303) 57-31080 **Fax:** (303) 57-11271

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0196-2017

NED Date: 04/14/2017 **Reception #:** D7042261
Original Sale Date: 08/02/2017
Deed of Trust Date: 01/28/2005 **Recording Date:** 02/07/2005 **Reception #:** B5018012
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 7, SADDLE ROCK RIDGE FILING NO. 2, COUNTY OF ARAPAHOE STATE OF COLORADO

Address: 5479 S Valdai St, Aurora, CO 80015

Original Note Amt: \$190,480.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$180,574.10 **As Of:** 04/06/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-6, ASSET-BACKED CERTIFICATES SERIES 2005-6
Current Owner: Lance D Hansford
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Megastar Financial Corp
Grantor (Borrower On Deed of Trust): Lance D Hansford

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Hellerstein and Shore PC
Attorney File Number: 17-00127SH **Phone:** (303) 57-31080 **Fax:** (303) 57-11271

Foreclosure Number: 0197-2017

NED Date: 04/14/2017 **Reception #:** D7042262
Original Sale Date: 08/02/2017
Deed of Trust Date: 03/16/2015 **Recording Date:** 03/20/2015 **Reception #:** D5027075
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 3, TALLYN'S REACH SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 7148 E Elk Ct, Aurora, CO 80016

Original Note Amt: \$367,571.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$363,307.11 **As Of:** 04/06/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Quicken Loans Inc
Current Owner: Christopher David Payne
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Quicken Loans Inc
Grantor (Borrower On Deed of Trust): Christopher David Payne

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Weinstein & Riley, P.S.
Attorney File Number: 47495175 **Phone:** (303)539-8601 **Fax:** (303)265-9628

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0198-2017

NED Date: 04/14/2017 **Reception #:** D7042268
Original Sale Date: 08/02/2017
Deed of Trust Date: 04/21/2005 **Recording Date:** 04/29/2005 **Reception #:** B5061533
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, HAVEN VILLAGE EAST SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1680 S Uvalda St, Aurora, CO 80012

Original Note Amt: \$210,400.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$185,149.15 **As Of:** 04/10/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED
ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-19XS
Current Owner: KHADER SHUBBAK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) KHADER SHUBBAK

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014988 FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0199-2017

NED Date: 04/14/2017 **Reception #:** D7042264
Original Sale Date: 08/02/2017
Deed of Trust Date: 07/25/2001 **Recording Date:** 07/30/2001 **Reception #:** B1124062
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 4, KINGSBOROUGH FILING NO. 2, UNIT 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16397 E Warren Ave, Aurora, CO 80013-

Original Note Amt: \$188,049.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$182,555.64 **As Of:** 04/10/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: JOHN A HERRERA and LAURIE L HERRERA
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) JOHN A HERRERA and LAURIE L HERRERA

Publication: Aurora Sentinel **First Publication Date:** 06/08/2017
Last Publication Date: 07/06/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014474 FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From April 12, 2017 Through April 18, 2017

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: 0200-2017

NED Date: 04/14/2017

Reception #: D7042285

Original Sale Date: 08/02/2017

Deed of Trust Date: 10/25/2004

Recording Date: 11/17/2004

Reception #: B4200757

Re-Recording Date

Re-Recorded #:

Legal: THE NORTH 7 FEET OF LOT 33, ALL OF LOT 34 AND THE SOUTH 24 FEET OF LOT 35, BLOCK 4, COLFAX VILLA RESUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO. PURSUANT TO JUDGMENT ORDER AND DECREE GRANTED ON 11/17/2010 AND RECORDED ON 11/22/2010 AT RECEPTION NO. D0120430 TO CORRECT THE LEGAL DESCRIPTION

Address: 1033 Fulton St, Aurora, CO 80010

Original Note Amt: \$125,059.00

LoanType: FHA

Interest Rate:

Current Amount: \$110,269.05

As Of: 04/10/2017

Interest Type: Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.

Current Owner: THOMAS BROOKS & DEBORAH BROOKS

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

Grantor (Borrower On Deed of Trust) THOMAS BROOKS and DEBORAH BROOKS

Publication: Aurora Sentinel

First Publication Date: 06/08/2017

Last Publication Date: 07/06/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 17-014996 FC01

Phone: (303)706-9990

Fax: (303)706-9994