

# Notices of Election and Demand Filed in Arapahoe County

From August 09, 2017 Through August 15, 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:** 1135-2014 **Restarted**

**NED Date:** 08/09/2017 **Reception #:** D7090404  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 03/23/1999 **Recording Date:** 03/25/1999 **Reception #:** A9049193  
**Re-Recording Date:** **Re-Recorded #:**

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

**Address:** 15729 EAST 13TH PLACE, AURORA, CO 80011

**Original Note Amt:** \$61,519.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$45,503.46 **As Of:** 06/03/2014 **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** MICHELE REECE, TRACY TRIPPLETT  
**Grantee (Lender On Deed of Trust):** AMERICAN UNITED MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** TRACY TRIPPLETT AND MICHELE REECE

**Publication:** Aurora Sentinel **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** Medved Dale Decker & Deere, LLC  
**Attorney File Number:** 14-100-27465 **Phone:** (303)274-0155 **Fax:** (303)223-7915

**Foreclosure Number:** 0413-2017

**NED Date:** 08/10/2017 **Reception #:** D7090937  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 11/17/2006 **Recording Date:** 11/28/2006 **Reception #:** B6167311  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 3, HAMPDEN VILLAS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 20647 E Hampden Pl, Aurora, CO 80013

**Original Note Amt:** \$204,294.00 **LoanType:** FHA **Interest Rate:**  
**Current Amount:** \$166,988.77 **As Of:** 08/03/2017 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Ocwen Loan Servicing LLC  
**Current Owner:** MARVIN AREVALO AND CLAUDIA AREVALO  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for CLARION MORTGAGE CAPITAL, INC  
**Grantor (Borrower On Deed of Trust):** MARVIN AREVALO AND CLAUDIA AREVALO

**Publication:** Aurora Sentinel **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006961460 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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**Foreclosure Number:** 0414-2017

**NED Date:** 08/10/2017      **Reception #:** D7090938  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 10/21/2008      **Recording Date:** 10/28/2008      **Reception #:** B8120645  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** All that certain parcel of land situated in the County of Arapahoe, State of Colorado, being known and designated as Lot 3, Block 4, Hi Lin Subdivision, according to the plat thereof recorded in Arapahoe County records. Being the same property as more fully described in Deed Reception No. B2005197, Dated 11/13/2001 Recorded 1/08/2008 Arapahoe County Records

**Address:** 2324 S Forest Dr, Denver, CO 80222

**Original Note Amt:** \$124,300.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$55,102.65      **As Of:** 08/04/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Bayview Loan Servicing LLC  
**Current Owner:** Takashi Kitashima & Jean Masako Kitashima  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Takashi Kitashima and Jean Masako Kitashima

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017

**Attorney for Beneficiary:** Frascona Joiner Goodman and Greenstein PC  
**Attorney File Number:** 7192-10480      **Phone:** (303)494-3000      **Fax:**

**Foreclosure Number:** 0415-2017

**NED Date:** 08/10/2017      **Reception #:** D7090939  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 10/11/2006      **Recording Date:** 10/23/2006      **Reception #:** B6151525  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 17408 East Rice Cir Unit D, Aurora, CO 80015

**Original Note Amt:** \$112,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$111,748.39      **As Of:** 08/07/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-A  
**Current Owner:** Anthony A Gray and Melissa R Gray  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for SouthStar Funding, LLC  
**Grantor (Borrower On Deed of Trust):** Anthony A Gray and Melissa R Gray

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017

**Attorney for Beneficiary:** Hellerstein and Shore PC  
**Attorney File Number:** 17-00268SH      **Phone:** (303) 57-31080      **Fax:** (303) 57-11271

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**Foreclosure Number:** 0416-2017

**NED Date:** 08/10/2017      **Reception #:** D7090940  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 05/13/2016      **Recording Date:** 05/18/2016      **Reception #:** D6051249  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 14, STERLING HILLS SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 2590 S Ensenada Way, Aurora, CO 80013

**Original Note Amt:** \$331,987.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$328,135.93      **As Of:** 08/08/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BOKF, NA  
**Current Owner:** Marguerite Montgomery-Johnson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for The Freedom Bank of Virginia  
**Grantor (Borrower On Deed of Trust):** Marguerite Montgomery-Johnson

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-777163-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0417-2017

**NED Date:** 08/10/2017      **Reception #:** D7090946  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 10/17/2006      **Recording Date:** 10/26/2006      **Reception #:** B6153072  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 4, Block 3, Piney Creek Filing No 5, County of Arapahoe, State of Colorado

**Address:** 16495 E Prentice Pl, Centennial, CO 80015

**Original Note Amt:** \$52,500.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$51,919.34      **As Of:** 07/31/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** West Coast Servicing Inc  
**Current Owner:** Timothy M Robles & Michelle K Robles  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin a Division of National City Bank  
**Grantor (Borrower On Deed of Trust):** Timothy M Robles and Michelle K Robles

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** Frasca Joiner Goodman and Greenstein PC  
**Attorney File Number:** 7174-230      **Phone:** (303)494-3000      **Fax:**