

# Notices of Election and Demand Filed in Arapahoe County

From July 26, 2017 Through August 01, 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:** 0385-2017

**NED Date:** 07/26/2017      **Reception #:** D7084140  
**Original Sale Date:** 11/15/2017  
**Deed of Trust Date:** 05/31/2016      **Recording Date:** 06/02/2016      **Reception #:** D6057582  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 5, QUEENSBOROUGH SUBDIVISION FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 11580 E ADA PL, AURORA, CO 80012

**Original Note Amt:** \$307,000.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$304,028.93      **As Of:** 07/20/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, NA  
**Current Owner:** CHARRISSEE Y SMITH & JACK W SMITH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** CHARRISSEE Y SMITH AND JACK W SMITH

**Publication:** Aurora Sentinel      **First Publication Date:** 09/21/2017  
**Last Publication Date:** 10/19/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-015746      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0386-2017

**NED Date:** 07/26/2017      **Reception #:** D7084141  
**Original Sale Date:** 11/15/2017  
**Deed of Trust Date:** 07/12/2012      **Recording Date:** 08/09/2012      **Reception #:** D2088195  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 3 AND 4, BLOCK 4, EAST COLFAX AVENUE PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1380 EMPORIA ST, AURORA, CO 80010

**Original Note Amt:** \$154,950.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$172,189.61      **As Of:** 07/20/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, NA  
**Current Owner:** JOHN CHARLES MACGILL III  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** JOHN CHARLES MACGILL III

**Publication:** Aurora Sentinel      **First Publication Date:** 09/21/2017  
**Last Publication Date:** 10/19/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016176      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0387-2017

**NED Date:** 07/26/2017      **Reception #:** D7084142  
**Original Sale Date:** 11/15/2017  
**Deed of Trust Date:** 12/05/2001      **Recording Date:** 12/11/2001      **Reception #:** B1214305  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 94, BLOCK 1, HALLCRAFT'S VILLAGE EAST TOWNHOUSES FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 12622 E KANSAS PL, AURORA, CO 80012

**Original Note Amt:** \$122,536.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$90,444.09      **As Of:** 07/20/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CITIMORTGAGE, INC.  
**Current Owner:** EDNA WILLIAMS & ROBERT I WILLIAMS  
**Grantee (Lender On Deed of Trust):** PRESTIGE CAPITAL FUNDING, INC.  
**Grantor (Borrower On Deed of Trust):** EDNA WILLIAMS AND ROBERT I WILLIAMS

**Publication:** Aurora Sentinel      **First Publication Date:** 09/21/2017  
**Last Publication Date:** 10/19/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-015788      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0388-2017

**NED Date:** 07/26/2017      **Reception #:** D7084143  
**Original Sale Date:** 11/15/2017  
**Deed of Trust Date:** 01/07/2010      **Recording Date:** 01/28/2010      **Reception #:** D0009104  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 4, KINGSBOROUGH SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 15566 E EVANS AVE, AURORA, CO 80013

**Original Note Amt:** \$163,975.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$166,553.22      **As Of:** 07/21/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** JUSTINA R RICH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** JUSTINA R RICH

**Publication:** Aurora Sentinel      **First Publication Date:** 09/21/2017  
**Last Publication Date:** 10/19/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016118      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0389-2017

**NED Date:** 07/26/2017      **Reception #:** D7084145  
**Original Sale Date:** 11/15/2017  
**Deed of Trust Date:** 08/07/2003      **Recording Date:** 08/18/2003      **Reception #:** B3180760  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 42, BLOCK 4, THE DAM FILING NUMBER 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 12401 E Amherst Cir, Aurora, CO 80014

**Original Note Amt:** \$234,800.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$177,223.58      **As Of:** 07/17/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bank of America, N.A.  
**Current Owner:** Marina Andrianakos  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Full Spectrum Lending, Inc.  
**Grantor (Borrower On Deed of Trust):** Marina Andrianakos

**Publication:** Aurora Sentinel      **First Publication Date:** 09/21/2017  
**Last Publication Date:** 10/19/2017  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 16CO00514-3      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0390-2017

**NED Date:** 08/01/2017      **Reception #:** D7086809  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 05/27/2005      **Recording Date:** 06/01/2005      **Reception #:** B5078880  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 2, Block 56, Hoffman Town, Fifth Filing, County of Arapahoe, State of Colorado

**Address:** 740 Troy St, Aurora, CO 80011

**Original Note Amt:** \$36,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$33,770.98      **As Of:** 07/20/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PANATTE, LLC  
**Current Owner:** Mariza E Gomez & Gabriel Gomez  
**Grantee (Lender On Deed of Trust):** MERS as Nominee for EquiFirst Corporation  
**Grantor (Borrower On Deed of Trust):** Mariza E Gomez and Gabriel Gomez

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** Bradley, Devitt, Haas & Watkins  
**Attorney File Number:** Panatte v Gomez      **Phone:** (303)384-9228x205      **Fax:**

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**Foreclosure Number:** 0391-2017

**NED Date:** 08/01/2017      **Reception #:** D7086810  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 07/31/2006      **Recording Date:** 08/02/2006      **Reception #:** B6111090  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 18841 E Water Dr F, Aurora, CO 80013

**Original Note Amt:** \$142,998.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$136,004.06      **As Of:** 07/24/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Adam G Benitez and Maureen G Benitez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, L.L.P.  
**Grantor (Borrower On Deed of Trust):** Adam G Benitez

**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-17-775484-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0392-2017

**NED Date:** 08/01/2017      **Reception #:** D7086811  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 05/27/2016      **Recording Date:** 06/02/2016      **Reception #:** D6056883  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 5, QUEENSBOROUGH SUBDIVISION THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 11255 E Dakota Ave, AURORA, CO 80012

**Original Note Amt:** \$229,955.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$227,273.28      **As Of:** 07/25/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING  
**Current Owner:** ROWENA E EVANS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** ROWENA E EVANS

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016160      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0393-2017

**NED Date:** 08/01/2017      **Reception #:** D7086813  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 03/15/2006      **Recording Date:** 03/17/2006      **Reception #:** B6042321  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 23513 E Alabama Dr, Aurora, CO 80018

**Original Note Amt:** \$202,800.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$269,872.66      **As Of:** 07/24/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset Backed Certificates, Series 2006-CB4  
**Current Owner:** THOMAS E MARTIN & CHERYL A MARTIN  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for OWNIT MORTGAGE SOLUTIONS, INC  
**Grantor (Borrower On Deed of Trust)** CHERLY A MARTIN AND THOMAS E MARTIN

**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:** 00000006902951      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0394-2017

**NED Date:** 08/01/2017      **Reception #:** D7086814  
**Original Sale Date:** 11/29/2017  
**Deed of Trust Date:** 07/11/2008      **Recording Date:** 07/23/2008      **Reception #:** B8083394  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 6, Block 18, HOFFMAN TOWN 2ND FILING, County of Arapahoe, Colorado

**Address:** 1236 Xapary St, Aurora, CO 80011

**Original Note Amt:** \$1,125.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$1,125.00      **As Of:** 07/21/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Always Enterprises, Inc. dba / A-1 Bail Bonds  
**Current Owner:** Andrew Bashore  
**Grantee (Lender On Deed of Trust):** Always Enterprises, Inc. dba / A-1 Bail Bonds  
**Grantor (Borrower On Deed of Trust)** Andrew Bashore

**Publication:** Aurora Sentinel      **First Publication Date:** 10/05/2017  
**Last Publication Date:** 11/02/2017  
**Attorney for Beneficiary:** Law Office of Larry A Henning, P.C.  
**Attorney File Number:** 38, Jordan/Bashore, A1663      **Phone:** (303)333-9800      **Fax:** (303)322-9546