

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0434-2017

**NED Date:** 08/23/2017      **Reception #:** D7096172  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 05/28/2015      **Recording Date:** 06/01/2015      **Reception #:** D5055997  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 3, RIDGEVIEW HILLS NORTH FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 4649 E EUCLID CIR, CENTENNIAL, CO 80121

**Original Note Amt:** \$353,479.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$342,508.94      **As Of:** 08/14/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** DITECH FINANCIAL LLC  
**Current Owner:** KERI TRUJILLO AND PAUL TRUJILLO  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Financing Corporation  
**Grantor (Borrower On Deed of Trust):** KERI TRUJILLO AND PAUL TRUJILLO

**Publication:** Littleton Independent      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006907034      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0435-2017

**NED Date:** 08/23/2017      **Reception #:** D7096173  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 07/15/2003      **Recording Date:** 08/06/2003      **Reception #:** B3171631  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 20, BLOCK 5, WILLOW PARK SUBDIVISION FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 1624 S Fairplay St, Aurora, CO 80012

**Original Note Amt:** \$105,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$94,857.84      **As Of:** 08/14/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** JPMorgan Chase Bank National Association  
**Current Owner:** Mark Shifrin  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank FA  
**Grantor (Borrower On Deed of Trust):** Mark Shifrin

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-778466-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0436-2017

**NED Date:** 08/23/2017      **Reception #:** D7096174  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 04/02/2014      **Recording Date:** 04/03/2014      **Reception #:** D4027358  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 37, BLOCK 1, CHERRY CREEK POINTE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4524 S Auckland Ct, Aurora, CO 80015

**Original Note Amt:** \$242,755.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$239,850.34      **As Of:** 08/10/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Sean P Robertson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for American Liberty Mortgage, Inc  
**Grantor (Borrower On Deed of Trust):** Sean P Robertson

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 17CO00322-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0437-2017

**NED Date:** 08/23/2017      **Reception #:** D7096175  
**Original Sale Date:** 12/13/2017  
**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:** FNMA      **Interest Rate:**  
**Current Amount:** \$177,223.58      **As Of:** 08/09/2017      **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:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 16CO00514-4      **Phone:** (720)259-6710      **Fax:** (720)259-6709

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0438-2017

**NED Date:** 08/23/2017      **Reception #:** D7096177  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 03/19/2004      **Recording Date:** 03/25/2004      **Reception #:** B4052771  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 3, JACKSON FARM SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 18931 E PRENTICE PL, CENTENNIAL, CO 80015

**Original Note Amt:** \$273,043.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$205,787.79      **As Of:** 08/15/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** ANDREW HAN TUNG  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** ANDREW HAN TUNG

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016369      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0439-2017

**NED Date:** 08/23/2017      **Reception #:** D7096178  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 11/30/2015      **Recording Date:** 12/02/2015      **Reception #:** D5137952  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 32, AURORA HILLS FILING NO. FOUR, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 418 S VICTOR WAY, AURORA, CO 80012

**Original Note Amt:** \$220,924.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$219,585.62      **As Of:** 08/15/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** KIMBERLEY A RUTH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** KIMBERLEY A RUTH

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016365      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0440-2017

**NED Date:** 08/23/2017      **Reception #:** D7096181  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 02/05/2007      **Recording Date:** 02/09/2007      **Reception #:** B7017943  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 52, BLOCK 1, RIDGEVIEW EAGLE BEND SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 7611 S Quatar Way, Aurora, CO 80016

**Original Note Amt:** \$220,480.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$208,153.41      **As Of:** 08/15/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1  
**Current Owner:** DON W JONES AND CHARLENE C JONES  
**Grantee (Lender On Deed of Trust):** OPTION ONE MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** DON W JONES AND CHARLENE C JONES

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006935449      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0441-2017

**NED Date:** 08/23/2017      **Reception #:** D7096179  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 01/30/2015      **Recording Date:** 02/06/2015      **Reception #:** D5011990  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 5, TRADITIONS SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 25446 East 4th Pl, Aurora, CO 80018

**Original Note Amt:** \$322,059.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$308,100.02      **As Of:** 08/14/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** AMERIHOM MORTGAGE COMPANY, LLC  
**Current Owner:** JOSE M VIZCAINO  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR GRAYSTONE MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust):** JOSE M VIZCAINO

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006924575      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0442-2017

**NED Date:** 08/23/2017      **Reception #:** D7096180  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 10/14/2011      **Recording Date:** 10/21/2011      **Reception #:** D1103005  
   **Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 1, WILLOW CREEK, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 7503 S Xanthia Pl, Centennial, CO 80112

**Original Note Amt:** \$250,000.00      **Loan Type:** Unknown      **Interest Rate:**  
**Current Amount:** \$226,196.45      **As Of:** 08/15/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Bank of the West  
**Current Owner:** Kathye Ann Ripley & John Daniel Ripley  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Bank of the West  
**Grantor (Borrower On Deed of Trust):** John Daniel Ripley III and Kathye Ann Ripley

**Publication:** Littleton Independent      **First Publication Date:** 10/19/2017  
   **Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-778070-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0443-2017

**NED Date:** 08/23/2017      **Reception #:** D7096183  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 06/22/2016      **Recording Date:** 06/28/2016      **Reception #:** D6068731  
   **Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 2, KINGSBOROUGH 4TH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 16522 E Asbury Pl, Aurora, CO 80013

**Original Note Amt:** \$208,000.00      **Loan Type:** Unknown      **Interest Rate:**  
**Current Amount:** \$206,524.49      **As Of:** 08/15/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** United Shore Financial Services, LLC d/b/a United Wholesale Mortgage  
**Current Owner:** FRANCIS D WORDEN AND LAURA ANN WORDEN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR UNITED WHOLESALE MORTGAGE  
**Grantor (Borrower On Deed of Trust):** FRANCIS D WORDEN AND LAURA ANN WORDEN

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
   **Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006842231      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0444-2017

**NED Date:** 08/23/2017      **Reception #:** D7096185  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 02/28/2005      **Recording Date:** 03/07/2005      **Reception #:** B5031985  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 7, SOUTHWIND SUBDIVISION, FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 7264 S BROADWAY, CENTENNIAL, CO 80122

**Original Note Amt:** \$360,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$287,615.33      **As Of:** 08/15/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT  
**Current Owner:** FLOYD D POWELL  
**Grantee (Lender On Deed of Trust):** UNIVERSAL LENDING CORPORATION  
**Grantor (Borrower On Deed of Trust):** FLOYD D POWELL

**Publication:** Littleton Independent      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006805584      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0445-2017

**NED Date:** 08/24/2017      **Reception #:** D7096887  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 02/13/2015      **Recording Date:** 02/18/2015      **Reception #:** D5015761  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 21, APACHE MESA-SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 16700 E 13Th Ave, AURORA, CO 80011

**Original Note Amt:** \$270,697.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$261,389.66      **As Of:** 08/17/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING  
**Current Owner:** CLAUDE LEE RIDLEY  
**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):** CLAUDE LEE RIDLEY

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016246      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0446-2017

**NED Date:** 08/24/2017      **Reception #:** D7096889  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 06/08/2005      **Recording Date:** 06/14/2005      **Reception #:** B5087215  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 36, BLOCK 1, AURORA KNOLLS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 18155 E Atlantic Dr, Aurora, CO 80013

**Original Note Amt:** \$145,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$124,972.97      **As Of:** 08/16/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-4  
**Current Owner:** PATRICK S HEATH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CAPITAL ACCESS MORTGAGE, INC  
**Grantor (Borrower On Deed of Trust)** PATRICK S HEATH

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006972293      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0447-2017

**NED Date:** 08/24/2017      **Reception #:** D7096888  
**Original Sale Date:** 12/13/2017  
**Deed of Trust Date:** 12/22/2003      **Recording Date:** 12/31/2003      **Reception #:** B3275972  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 37, BLOCK 1, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 17671 E Loyola Dr C, Aurora, CO 80013

**Original Note Amt:** \$116,806.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$98,557.67      **As Of:** 08/15/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Kim G Platter  
**Grantee (Lender On Deed of Trust):** National City Mortgage Co  
**Grantor (Borrower On Deed of Trust)** Kim G Platter

**Publication:** Aurora Sentinel      **First Publication Date:** 10/19/2017  
**Last Publication Date:** 11/16/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-778693-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0448-2017

**NED Date:** 08/24/2017

**Reception #:** D7096890

**Original Sale Date:** 12/13/2017

**Deed of Trust Date:** 06/30/2009

**Recording Date:** 07/02/2009

**Reception #:** B9071922

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 9, BLOCK 4, TALLYN'S REACH NORTH SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 6760 S Fultondale Ct, Aurora, CO 80016

**Original Note Amt:** \$360,000.00

**LoanType:** VA

**Interest Rate:**

**Current Amount:** \$430,937.81

**As Of:** 08/18/2017

**Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association

**Current Owner:** Rich L Stein & Julie T Stein

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as a nominee for Cherry Creek Mortgage Co., Inc

**Grantor (Borrower On Deed of Trust)** Rich L Stein and Julie T Stein

**Publication:** Aurora Sentinel

**First Publication Date:** 10/19/2017

**Last Publication Date:** 11/16/2017

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

**Attorney File Number:** CO-17-778297-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369



# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0449-2017

**NED Date:** 08/24/2017

**Reception #:** D7097066

**Original Sale Date:** 12/13/2017

**Deed of Trust Date:** 08/09/2005

**Recording Date:** 08/15/2005

**Reception #:** B5120559

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 30, BLOCK 1, PRIDE'S CROSSING SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 4870 S Bahama Way, Aurora, CO 80015

**Original Note Amt:** \$227,900.00

**LoanType:** Unknown

**Interest Rate:**

**Current Amount:** \$207,062.04

**As Of:** 08/15/2017

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5

**Current Owner:** Hazrat Ali Jr

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Funding Corporation

**Grantor (Borrower On Deed of Trust)** Hazrat Ali Jr

**Publication:** Aurora Sentinel

**First Publication Date:** 10/19/2017

**Last Publication Date:** 11/16/2017

**Attorney for Beneficiary:** Hellerstein and Shore PC

**Attorney File Number:** 17-00250SH

**Phone:** (303) 57-31080

**Fax:** (303) 57-11271

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0450-2017

**NED Date:** 08/29/2017      **Reception #:** D7098597  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 07/30/2004      **Recording Date:** 08/04/2004      **Reception #:** B4138344  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 89, TOWER RIDGE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 3086 S Yampa Way, Aurora, CO 80013

**Original Note Amt:** \$160,800.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$134,516.86      **As Of:** 08/21/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-9  
**Current Owner:** Terraine L Bailey  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Stonecreek Funding Corporation  
**Grantor (Borrower On Deed of Trust)** Terraine L Bailey

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-772883-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0451-2017

**NED Date:** 08/29/2017      **Reception #:** D7098596  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 11/21/2014      **Recording Date:** 11/24/2014      **Reception #:** D4110315  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO. ONE AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 14915 E Arizona Pl, Aurora, CO 80012

**Original Note Amt:** \$275,805.00      **LoanType:** VA      **Interest Rate:**  
**Current Amount:** \$266,077.30      **As Of:** 08/22/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Celene Y Quintana  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust)** Celene Y Quintana

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-779463-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0452-2017

**NED Date:** 08/29/2017      **Reception #:** D7098616  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 07/18/2003      **Recording Date:** 09/17/2003      **Reception #:** B3207381  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 26, Block 2, Tallyn's Reach Subdivision Filing No. 2, County of Arapahoe, State of Colorado

**Address:** 7116 S Flat Rock Ct, Aurora, CO 80016

**Original Note Amt:** \$311,600.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$233,933.35      **As Of:** 08/17/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LSF9 Master Participation Trust  
**Current Owner:** Jeffrey F Kuschke  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as Nominee for Universal American Mortgage Company, LLC  
**Grantor (Borrower On Deed of Trust):** Jeffrey F Kuschke

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017

**Attorney for Beneficiary:** Frasca Joiner Goodman and Greenstein PC

**Attorney File Number:** 7225.2030      **Phone:** (303)494-3000      **Fax:**

**Foreclosure Number:** 0453-2017

**NED Date:** 08/29/2017      **Reception #:** D7098602  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 07/08/2005      **Recording Date:** 07/25/2005      **Reception #:** B5109204  
**Re-Recording Date:** 05/25/2006      **Re-Recorded #:** B6078244

**Legal:** Lot 134, Block 4, Southcreek Subdivision, Filing No. 1, County of Arapahoe, State of Colorado

**Address:** 16368 E Phillips Ln, Englewood, CO 80112

**Original Note Amt:** \$37,700.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$30,550.01      **As Of:** 08/10/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** West Coast Servicing Inc  
**Current Owner:** Merle H Schonebaum and Denise M Schonebaum  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, F.S.B.  
**Grantor (Borrower On Deed of Trust):** Merle H Schonebaum and Denise M Schonebaum

**Publication:** Littleton Independent      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017

**Attorney for Beneficiary:** Frasca Joiner Goodman and Greenstein PC

**Attorney File Number:** 7174-450      **Phone:** (303)494-3000      **Fax:**

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0454-2017

**NED Date:** 08/29/2017      **Reception #:** D7098598  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 01/05/2010      **Recording Date:** 01/13/2010      **Reception #:** D0003832  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, LAZY HILLS RANCHETTES, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 16203 E FAIR AVE, CENTENNIAL, CO 80016

**Original Note Amt:** \$625,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$577,172.67      **As Of:** 08/22/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank, National Association successor by merger to U.S. Bank National Association, N.D.  
**Current Owner:** JOSHUA SUTER AND ELIZABETH SUTER  
**Grantee (Lender On Deed of Trust):** U.S. BANK NATIONAL ASSOCIATION ND  
**Grantor (Borrower On Deed of Trust):** JOSHUA SUTER AND ELIZABETH SUTER

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006851588      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0455-2017

**NED Date:** 08/29/2017      **Reception #:** D7098599  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 10/04/2016      **Recording Date:** 10/11/2016      **Reception #:** D6115860  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 45, BLOCK 3, HIGHPOINT SUBDIVISION, FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 4250 S Halifax Way, Aurora, CO 80013

**Original Note Amt:** \$270,019.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$269,222.13      **As Of:** 08/22/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** KACEY BYERS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
LOAN SIMPLE, INC  
**Grantor (Borrower On Deed of Trust):** KACEY BYERS

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006907265      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0456-2017

**NED Date:** 08/29/2017      **Reception #:** D7098600  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 06/29/2006      **Recording Date:** 07/03/2006      **Reception #:** B6096796  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 2, PEORIA PARK SUBDIVISION, FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 11798 E Atlantic Pl, Aurora, CO 80014

**Original Note Amt:** \$220,539.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$215,477.37      **As Of:** 08/22/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** DITECH FINANCIAL LLC  
**Current Owner:** BRYAN DAMBACH AND CYNTHIA DAMBACH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC  
**Grantor (Borrower On Deed of Trust)** BRYAN DAMBACH AND CYNTHIA DAMBACH

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006969646      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0457-2017

**NED Date:** 08/29/2017      **Reception #:** D7098605  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 04/11/2008      **Recording Date:** 04/16/2008      **Reception #:** B8044135  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 31, BLOCK 3, TALLYN'S REACH NORTH SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 24305 E Briarwood Ave, Aurora, CO 80016

**Original Note Amt:** \$412,343.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$405,276.81      **As Of:** 08/23/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, N.A.  
**Current Owner:** Matthew T Akromis and Rebecca L Akromis  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for WR Starkey  
Mortgage, L.L.P.  
**Grantor (Borrower On Deed of Trust)** Matthew T Akromis and Rebecca L Akromis

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.  
**Attorney File Number:** CO170168      **Phone:** (303)353-2965      **Fax:** (303)632-8183

# Notices of Election and Demand Filed in Arapahoe County

From August 23, 2017 Through August 29, 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:** 0458-2017

**NED Date:** 08/29/2017      **Reception #:** D7098603  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 07/25/2011      **Recording Date:** 08/01/2011      **Reception #:** D1072416  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO:  
LOT 14, BLOCK 3, CENTENNIAL HEIGHTS

**Address:** 1761 W Prentice Ave, Littleton, CO 80120

**Original Note Amt:** \$121,205.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$117,212.67      **As Of:** 08/23/2017      **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:** Rosemary Drajem  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Rosemary Drajem

**Publication:** Littleton Independent      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-779249-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0459-2017

**NED Date:** 08/29/2017      **Reception #:** D7098604  
**Original Sale Date:** 12/20/2017  
**Deed of Trust Date:** 02/23/2005      **Recording Date:** 03/02/2005      **Reception #:** B5029767  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 148, BLOCK 2, SUNSTONE SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 1652 S Idalia Cir A, Aurora, CO 80017

**Original Note Amt:** \$105,300.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$76,455.60      **As Of:** 08/22/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DITECH FINANCIAL LLC  
**Current Owner:** NEAL S MURPHY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR RBC MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust):** NEAL S MURPHY

**Publication:** Aurora Sentinel      **First Publication Date:** 10/26/2017  
**Last Publication Date:** 11/23/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006997894      **Phone:** (303)350-3711      **Fax:** (303)813-1107