

Notices of Election and Demand Filed in Arapahoe County

From December 07, 2016 Through December 13, 2016

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: 0410-2016 **Restarted**

NED Date: 12/13/2016 **Reception #:** D6143567
Original Sale Date: 04/05/2017
Deed of Trust Date: 09/23/2005 **Recording Date:** 10/05/2005 **Reception #:** B5150277
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 25, AURORA HILLS, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 374 S Troy St, Aurora, CO 80012

Original Note Amt: \$45,120.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$44,358.69 **As Of:** 06/24/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as certificate trustee on behalf of Bosco Credit II Trust Series 2010-1
Current Owner: Annette Ware
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Fremont Investment & Loan
Grantor (Borrower On Deed of Trust): Annette Ware

Publication: Aurora Sentinel **First Publication Date:** 02/09/2017
Last Publication Date: 03/09/2017
Attorney for Beneficiary: Hellerstein and Shore PC
Attorney File Number: 16-00195SH **Phone:** (303) 57-31080 **Fax:** (303) 57-11271

Foreclosure Number: 0672-2016

NED Date: 12/07/2016 **Reception #:** D6140944
Original Sale Date: 03/29/2017
Deed of Trust Date: 04/08/2004 **Recording Date:** 04/28/2004 **Reception #:** B4076459
Re-Recording Date **Re-Recorded #:**

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

Address: 1300 South Parker Rd Unit 299E, Denver, CO 80231

Original Note Amt: \$73,375.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$51,712.03 **As Of:** 12/01/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: WALTER M SIGLER
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): WALTER M SIGLER

Publication: The Villager **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 16-013382 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0673-2016

NED Date: 12/07/2016 **Reception #:** D6140945
Original Sale Date: 03/29/2017
Deed of Trust Date: 11/23/2010 **Recording Date:** 11/24/2010 **Reception #:** D0122032
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, THE SHORES, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3066 S Macon Cir, Aurora, CO 80014

Original Note Amt: \$141,324.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$126,929.32 **As Of:** 12/02/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Kirstin B Wilson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A.
Grantor (Borrower On Deed of Trust): Kirstin B Wilson

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 15CO00036-2 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0674-2016

NED Date: 12/07/2016 **Reception #:** D6140946
Original Sale Date: 03/29/2017
Deed of Trust Date: 05/23/2006 **Recording Date:** 06/27/2006 **Reception #:** B6094027
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, BOGNER SUBDIVISION AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 542 Galena St, Aurora, CO 80010

Original Note Amt: \$222,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$213,936.13 **As Of:** 12/05/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): LSF8 Master Participation Trust
Current Owner: Marvin Rivers & Donna Rivers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for M&I Bank FSB
Grantor (Borrower On Deed of Trust): Marvin Rivers and Donna Rivers

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-16-752591-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0675-2016

NED Date: 12/09/2016 **Reception #:** D6142147
Original Sale Date: 03/29/2017
Deed of Trust Date: 10/20/2004 **Recording Date:** 10/29/2004 **Reception #:** B4190236
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 17, MEADOWOOD 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3377 S Laredo Ct, Aurora, CO 80013

Original Note Amt: \$20,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$15,725.81 **As Of:** 12/05/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE FOR THE CWABS REVOLVING HOME EQUITY LOAN TRUST, SERIES 2004-R
Current Owner: Troy Dudley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust): Charlotte C Sims

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 15CO00323-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0676-2016

NED Date: 12/09/2016 **Reception #:** D6142149
Original Sale Date: 03/29/2017
Deed of Trust Date: 05/29/2009 **Recording Date:** 07/21/2009 **Reception #:** B9078982
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 4, SUMMER VALLEY SUBDIVISION FILING NO. 22, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4883 S Salida Ct, Aurora, CO 80015

Original Note Amt: \$164,866.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$168,814.31 **As Of:** 12/05/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Bank of America, N.A.
Current Owner: Joshua L Francis & Kimberly N Tharnish
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A.
Grantor (Borrower On Deed of Trust): Joshua L Francis and Kimberly N Tharnish

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 16CO00621-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0677-2016

NED Date: 12/09/2016 **Reception #:** D6142154
Original Sale Date: 03/29/2017
Deed of Trust Date: 03/03/2006 **Recording Date:** 03/13/2006 **Reception #:** B6039894
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 2, HIGHPOINT SUBDIVISION, FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4263 S Halifax Way, Aurora, CO 80013

Original Note Amt: \$154,400.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$149,351.28 **As Of:** 12/06/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-2
Current Owner: Blue Norris & Linda L Norris
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Magnus Financial Corporation
Grantor (Borrower On Deed of Trust) Blue Norris and Linda L Norris

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Klatt, Augustine, Sayer, Treinen & Rastede, P.C.
Attorney File Number: CO160325 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: 0678-2016

NED Date: 12/09/2016 **Reception #:** D6142151
Original Sale Date: 03/29/2017
Deed of Trust Date: 07/29/2004 **Recording Date:** 07/30/2004 **Reception #:** B4136277
Re-Recording Date: **Re-Recorded #:**

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

Address: 4140 S Jasper St, Aurora, CO 80013

Original Note Amt: \$20,886.70 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$17,317.53 **As Of:** 12/06/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): CITIFINANCIAL SERVICING LLC
Current Owner: CHARLES W WITASCHEK & PAMELA J WITASCHEK
Grantee (Lender On Deed of Trust): CITIFINANCIAL CORPORATION
Grantor (Borrower On Deed of Trust) CHARLES W WITASCHEK AND PAMELA J WITASCHEK

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 16-119-29668 **Phone:** (303)274-0155 **Fax:** (303)223-7915

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Foreclosure Number: 0679-2016

NED Date: 12/09/2016 **Reception #:** D6142152
Original Sale Date: 03/29/2017
Deed of Trust Date: 12/06/2012 **Recording Date:** 12/12/2012 **Reception #:** D2143054
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 4, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1141 Racine St, Aurora, CO 80011

Original Note Amt: \$165,430.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$153,320.96 **As Of:** 12/07/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): FIFTH THIRD MORTGAGE COMPANY
Current Owner: JOSEPH SAPUTO & MELVY SAPUTO
Grantee (Lender On Deed of Trust): FIFTH THIRD MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust): JOSEPH SAPUTO AND MELVY SAPUTO

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 16-948-29684 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0680-2016

NED Date: 12/09/2016 **Reception #:** D6142153
Original Sale Date: 03/29/2017
Deed of Trust Date: 05/02/2016 **Recording Date:** 05/03/2016 **Reception #:** D6045667
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 8, CHERRY CREEK VISTA FILING 15, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 11878 E Ida Pl, Englewood, CO 80111

Original Note Amt: \$40,500.00 **LoanType:** Private **Interest Rate:**
Current Amount: \$24,000.00 **As Of:** 12/05/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Temple Sinai
Current Owner: Paul R Levine & Susan P Levine
Grantee (Lender On Deed of Trust): Temple Sinai
Grantor (Borrower On Deed of Trust): Paul R Levine

Publication: The Villager **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Coan, Payton & Payne, LLC
Attorney File Number: 20-273-101 **Phone:** (970)225-6700 **Fax:**

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Foreclosure Number: 0681-2016

NED Date: 12/13/2016 **Reception #:** D6143577
Original Sale Date: 04/05/2017
Deed of Trust Date: 07/25/2007 **Recording Date:** 08/17/2007 **Reception #:** B7106921
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 1, THE HAMLET AT COLUMBNE, FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4468 W Lake Cir S, Littleton, CO 80123

Original Note Amt: \$495,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$489,999.45 **As Of:** 12/06/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSETSECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES2007-AR5.
Current Owner: ERIC LUNDGREN & CATHARINA U LUNDGREN
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): ERIC LUNDGREN and CATHARINA U LUNDGREN

Publication: Littleton Independent **First Publication Date:** 02/09/2017
Last Publication Date: 03/09/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013627 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0682-2016

NED Date: 12/13/2016 **Reception #:** D6143568
Original Sale Date: 04/05/2017
Deed of Trust Date: 05/30/2014 **Recording Date:** 06/03/2014 **Reception #:** D4047205
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 9, SMOKY RIDGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 19989 E Belleview Ln, Centennial, CO 80015

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$303,850.00 **As Of:** 12/09/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company, a California Corporation
Current Owner: Rosa L Nelson & Mary E Nelson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, a California Corporation
Grantor (Borrower On Deed of Trust): Mary E Nelson and Rosa L Nelson

Publication: Aurora Sentinel **First Publication Date:** 02/09/2017
Last Publication Date: 03/09/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-16-751031-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0683-2016

NED Date: 12/13/2016 **Reception #:** D6143571
Original Sale Date: 04/05/2017
Deed of Trust Date: 04/22/2005 **Recording Date:** 05/11/2005 **Reception #:** B5068319
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 21, BLOCK 4, THE FARM AT ARAPAHOE COUNTY FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 6008 S Walden Ct, Aurora, CO 80016

Original Note Amt: \$287,998.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$267,928.63 **As Of:** 12/09/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-R4, under the Pooling and Servicing Agreement dated May 1, 2005
Current Owner: Melanie B. Walker & Alfred A Walker
Grantee (Lender On Deed of Trust): Ameriquest Mortgage Company
Grantor (Borrower On Deed of Trust): Melanie B. Walker and Alfred A Walker

Publication: Aurora Sentinel **First Publication Date:** 02/09/2017
Last Publication Date: 03/09/2017

Attorney for Beneficiary: Hellerstein and Shore PC

Attorney File Number: 16-00592SH **Phone:** (303) 57-31080 **Fax:** (303) 57-11271

Foreclosure Number: 0684-2016

NED Date: 12/13/2016 **Reception #:** D6143569
Original Sale Date: 04/05/2017
Deed of Trust Date: 11/10/2004 **Recording Date:** 11/22/2004 **Reception #:** B4203077
Re-Recording Date: **Re-Recorded #:**

Legal: THE NORTH 88 FEET OF THE WEST 120 FEET OF OUTLOT "B", BLOCK 13, CHAMBERS HEIGHTS THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 822 Fraser St, Aurora, CO 80011

Original Note Amt: \$170,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$169,526.57 **As Of:** 12/08/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: ROLLA CONNORS & CLAUDIA CONNORS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): ROLLA CONNORS and CLAUDIA CONNORS

Publication: Aurora Sentinel **First Publication Date:** 02/09/2017
Last Publication Date: 03/09/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013673 **Phone:** (303)706-9990 **Fax:** (303)706-9994