

Notices of Election and Demand Filed in Arapahoe County

From December 21, 2016 Through December 27, 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: 0687-2016

NED Date: 12/21/2016 **Reception #:** D6148154
Original Sale Date: 04/12/2017
Deed of Trust Date: 06/24/2013 **Recording Date:** 07/03/2013 **Reception #:** D3083505
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 181, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12021 E Ford Cir, Aurora, CO 80012

Original Note Amt: \$125,078.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$116,365.95 **As Of:** 12/14/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Sarah Hultquist & Jonathan Hultquist
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Sarah Hultquist and Jonathan Hultquist

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-16-756137-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0688-2016

NED Date: 12/21/2016 **Reception #:** D6148155
Original Sale Date: 04/12/2017
Deed of Trust Date: 09/20/2001 **Recording Date:** 09/27/2001 **Reception #:** B1164737
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, RIDGEVIEW HILLS PARK, SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 5001 E Fremont Ave, Centennial, CO 80122

Original Note Amt: \$182,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$158,492.69 **As Of:** 12/14/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): CENLAR FSB
Current Owner: KATHLEEN A MURRAY
Grantee (Lender On Deed of Trust): Colorado Bankers Mortgage, Inc.
Grantor (Borrower On Deed of Trust): KATHLEEN A MURRAY and JAY A MURRAY

Publication: Littleton Independent **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006357263 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0689-2016

NED Date: 12/21/2016 **Reception #:** D6148156
Original Sale Date: 04/12/2017
Deed of Trust Date: 11/02/2010 **Recording Date:** 11/04/2010 **Reception #:** D0113701
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 15. REPLAT 4 - PINEY CREEK, FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16413 E Hialeah Dr, Centennial, CO 80015

Original Note Amt: \$224,700.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$200,438.22 **As Of:** 12/14/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: MANJERA NEWSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
COLDWELL BANKER HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) MANJERA NEWSON

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013773 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0690-2016

NED Date: 12/21/2016 **Reception #:** D6148157
Original Sale Date: 04/12/2017
Deed of Trust Date: 12/05/2008 **Recording Date:** 12/08/2008 **Reception #:** B8133361
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 10, Block 1, Sterling Hills Filing No. 3, County of Arapahoe, State of Colorado.

Address: 2357 S Ensenada St, Aurora, CO 80013

Original Note Amt: \$205,675.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$188,621.84 **As Of:** 12/14/2016 **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: Aaron Paul
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration System, Inc., as nominee for Quicken Loans Inc.
Grantor (Borrower On Deed of Trust) Aaron Paul

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-16-747760-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0691-2016

NED Date: 12/21/2016 **Reception #:** D6148159
Original Sale Date: 04/12/2017
Deed of Trust Date: 09/28/2009 **Recording Date:** 09/30/2009 **Reception #:** B9107784
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 17316 E Wagontrail Pky, Aurora, CO 80015

Original Note Amt: \$173,695.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$154,377.80 **As Of:** 12/09/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Nicole Marie Boudreau & Steven J. McKaig
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Megastar Financial Corp., a Colorado Corporation
Grantor (Borrower On Deed of Trust): Nicole Marie Boudreau and Steven J. McKaig

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 16CO00626-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0692-2016

NED Date: 12/21/2016 **Reception #:** D6148158
Original Sale Date: 04/12/2017
Deed of Trust Date: 03/25/2013 **Recording Date:** 04/02/2013 **Reception #:** D3040396
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, COPPERLEAF FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5012 S Netherland Way, Aurora, CO 80015

Original Note Amt: \$341,126.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$317,602.58 **As Of:** 12/15/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Caliber Home Loans, Inc.
Current Owner: ERIC S ALEXANDER AND LEONA M ALEXANDER
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Caliber Funding LLC
Grantor (Borrower On Deed of Trust): ERIC S ALEXANDER AND LEONA M ALEXANDER

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000006472039 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0693-2016

NED Date: 12/21/2016 **Reception #:** D6148162
Original Sale Date: 04/12/2017
Deed of Trust Date: 10/26/2011 **Recording Date:** 11/01/2011 **Reception #:** D1106978
Re-Recording Date **Re-Recorded #:**

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

Address: 1641 W Canal Cir 733, Littleton, CO 80120

Original Note Amt: \$120,400.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$110,063.97 **As Of:** 12/16/2016 **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: HEATHER L COOKE
Grantee (Lender On Deed of Trust): BANK OF AMERICA, N.A.
Grantor (Borrower On Deed of Trust): HEATHER L COOKE

Publication: Littleton Independent **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Medved Dale Decker & Deere, LLC

Attorney File Number: 16-914-29696 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0694-2016

NED Date: 12/21/2016 **Reception #:** D6148160
Original Sale Date: 04/12/2017
Deed of Trust Date: 10/01/2014 **Recording Date:** 10/06/2014 **Reception #:** D4093066
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16 BLOCK 5, LYDEVA HEIGHTS SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1055 Lansing St, Aurora, CO 80010

Original Note Amt: \$201,286.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$195,571.60 **As Of:** 12/16/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: KAREN PELAEZ and IMELDA LOPEZ DE PELAEZ
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): KAREN PELAEZ and IMELDA LOPEZ DE PELAEZ

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013798 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0697-2016

NED Date: 12/23/2016 **Reception #:** D6149342
Original Sale Date: 04/12/2017
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:** 12/19/2016 **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:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013382 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0698-2016

NED Date: 12/23/2016 **Reception #:** D6149345
Original Sale Date: 04/12/2017
Deed of Trust Date: 08/25/2003 **Recording Date:** 09/04/2003 **Reception #:** B3197369
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 9, BURNS AURORA, SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 11396 E 7th Ave, Aurora, CO 80010

Original Note Amt: \$131,200.00 **LoanType:** CONV **Interest Rate:**
Current Amount: \$91,557.08 **As Of:** 12/13/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): Capital One, N.A.
Current Owner: Tracy Nelson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC
Grantor (Borrower On Deed of Trust) Tracy Nelson

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 16CO00628-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0699-2016

NED Date: 12/23/2016 **Reception #:** D6149348
Original Sale Date: 04/12/2017
Deed of Trust Date: 03/25/2010 **Recording Date:** 03/25/2010 **Reception #:** D0028643
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33, BLOCK 1, ILIFF PLACE TOWNHOMES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 2390 S Wheeling Cir, Aurora, CO 80014

Original Note Amt: \$147,184.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$131,604.63 **As Of:** 12/12/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Jason Carl Guild & Sarai Guild
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Jason Carl Guild and Sarai Guild

Publication: Aurora Sentinel **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 15CO00410-3 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0700-2016

NED Date: 12/23/2016 **Reception #:** D6149347
Original Sale Date: 04/12/2017
Deed of Trust Date: 12/01/2008 **Recording Date:** 12/08/2008 **Reception #:** B8133316
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 195, THE KNOLLS WEST FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 7082 S Knolls Way, Centennial, CO 80122

Original Note Amt: \$148,046.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$135,276.92 **As Of:** 12/19/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JENNIFER L DRAKE
Grantee (Lender On Deed of Trust): COLORADO PROFESSIONALS MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): JENNIFER L DRAKE

Publication: Littleton Independent **First Publication Date:** 02/16/2017
Last Publication Date: 03/16/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013565 **Phone:** (303)706-9990 **Fax:** (303)706-9994