

Notices of Election and Demand Filed in Arapahoe County

From November 30, 2016 Through December 06, 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: 0660-2016

NED Date: 11/30/2016 **Reception #:** D6137261
Original Sale Date: 03/22/2017
Deed of Trust Date: 10/25/2012 **Recording Date:** 10/29/2012 **Reception #:** D2123930
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 4, TRAIL RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 5777 S Quemoy Way, Centennial, CO 80015

Original Note Amt: \$244,489.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$226,725.42 **As Of:** 11/21/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: JOSHUA T. STEFFEN and MICHELLE A. STEFFEN
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): JOSHUA T STEFFEN and MICHELLE A STEFFEN

Publication: Aurora Sentinel **First Publication Date:** 01/26/2017
Last Publication Date: 02/23/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013518 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0661-2016

NED Date: 11/30/2016 **Reception #:** D6137262
Original Sale Date: 03/22/2017
Deed of Trust Date: 11/06/2003 **Recording Date:** 11/19/2003 **Reception #:** B3249853
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 106, VILLA DEL SOL, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4999 E Peakview Ave, Centennial, CO 80121

Original Note Amt: \$206,755.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$182,305.30 **As Of:** 11/23/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: JEFFREY L MORIARTY and DENISE M VANEPPS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): JEFFREY L MORIARTY and DENISE M VANEPPS

Publication: The Villager **First Publication Date:** 01/26/2017
Last Publication Date: 02/23/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013526 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0664-2016

NED Date: 12/06/2016 **Reception #:** D6140429
Original Sale Date: 03/29/2017
Deed of Trust Date: 03/05/2004 **Recording Date:** 03/19/2004 **Reception #:** B4048690
Re-Recording Date: **Re-Recorded #:**

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

Address: 8643 E Dry Creek Rd 1212, Centennial, CO 80112

Original Note Amt: \$156,872.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$121,164.88 **As Of:** 11/28/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK NA
Current Owner: CRAIG K MITCHELL and DIANE K MITCHELL
Grantee (Lender On Deed of Trust): WELLS FARGO HOME MORTGAGE INC
Grantor (Borrower On Deed of Trust): CRAIG K MITCHELL and DIANE K MITCHELL

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-012878 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0665-2016

NED Date: 12/06/2016 **Reception #:** D6140430
Original Sale Date: 03/29/2017
Deed of Trust Date: 05/15/2015 **Recording Date:** 05/20/2015 **Reception #:** D5051346
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 6, LYNNWOOD HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1322 Worchester St, Aurora, CO 80011

Original Note Amt: \$199,323.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$196,082.65 **As Of:** 11/29/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: MARIANNE AL-GHAZZALI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): MARIANNE AL-GHAZZALI

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013504 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0666-2016

NED Date: 12/06/2016 **Reception #:** D6140431
Original Sale Date: 03/29/2017
Deed of Trust Date: 07/23/2015 **Recording Date:** 07/29/2015 **Reception #:** D5083989
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 15 AND 16, BLOCK 5, AURORA HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL ID NUMBER: 031076579

Address: 1333 Lima St, Aurora, CO 80010

Original Note Amt: \$168,867.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$165,407.11 **As Of:** 11/30/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): 360 MORTGAGE GROUP LLC
Current Owner: RANDY L. BUSSERT
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR 360 MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): RANDY L. BUSSERT

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 16-013640 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0667-2016

NED Date: 12/06/2016 **Reception #:** D6140435
Original Sale Date: 03/29/2017
Deed of Trust Date: 04/18/2001 **Recording Date:** 05/08/2001 **Reception #:** B1071492
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 19, SADDLE ROCK RIDGE, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5578 S Valdai St, Aurora, CO 80015

Original Note Amt: \$174,638.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$187,659.70 **As Of:** 11/30/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: CATHLEEN SEIP & RYAN PARKER SEIP
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): ALAN R SEIP and CATHLEEN SEIP

Publication: Aurora Sentinel **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 16-013605 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0668-2016

NED Date: 12/06/2016 **Reception #:** D6140432
Original Sale Date: 03/29/2017
Deed of Trust Date: 04/25/2003 **Recording Date:** 05/02/2003 **Reception #:** B3094550
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 36, BLOCK 1, WILLOW PARK SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1772 S Granby St, Aurora, CO 80012

Original Note Amt: \$160,800.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$124,417.08 **As Of:** 11/30/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank NA
Current Owner: Luis Cuevas & Juliet A Rodriguez
Grantee (Lender On Deed of Trust): World Savings Bank FSB
Grantor (Borrower On Deed of Trust): Luis Cuevas and Juliet A Rodriguez

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-16-754366-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0669-2016

NED Date: 12/06/2016 **Reception #:** D6140433
Original Sale Date: 03/29/2017
Deed of Trust Date: 12/28/2005 **Recording Date:** 12/30/2005 **Reception #:** B5194936
Re-Recording Date: **Re-Recorded #:**

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

Address: 1241 South Waco St Unit D, Aurora, CO 80017

Original Note Amt: \$98,400.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$96,963.56 **As Of:** 11/29/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): Ocwen Loan Servicing LLC
Current Owner: VERONICA ROACH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR AMERICA'S MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): VERONICA ROACH

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000006398408 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0670-2016

NED Date: 12/06/2016 **Reception #:** D6140434
Original Sale Date: 03/29/2017
Deed of Trust Date: 11/20/2006 **Recording Date:** 11/27/2006 **Reception #:** B6166411
Re-Recording Date **Re-Recorded #:**

Legal: SOUTH 30 FEET OF LOT 3 AND THE NORTH 45 FEET OF LOT 4, BLOCK 3, PLEASANT VIEW SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4580 S Knox Ct, Englewood, CO 80110

Original Note Amt: \$215,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$171,933.88 **As Of:** 11/30/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Caliber Home Loans Inc
Current Owner: JASON R FRANK
Grantee (Lender On Deed of Trust): WILLIS HOWARD INC
Grantor (Borrower On Deed of Trust): JASON R FRANK

Publication: The Villager **First Publication Date:** 02/02/2017
Last Publication Date: 03/02/2017

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006396501 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0671-2016

NED Date: 12/06/2016 **Reception #:** D6140437
Original Sale Date: 03/29/2017
Deed of Trust Date: 12/01/2008 **Recording Date:** 12/10/2008 **Reception #:** B8134494
Re-Recording Date **Re-Recorded #:**

Legal: LOT 47, BLOCK 30, BURNS AURORA FOURTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 955 Nome St, Aurora, CO 80010

Original Note Amt: \$64,500.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$57,223.99 **As Of:** 11/30/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Branch Banking and Trust Company
Current Owner: Bruce B Bittner & Vicki Lynn Hildebrand
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Abacus Financial, Inc.
Grantor (Borrower On Deed of Trust): Bruce B Bittner and Vicki Lynn Hildebrand

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: 16CO00612-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709