

Notices of Election and Demand Filed in Arapahoe County

From February 01, 2017 Through February 07, 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: 0047-2017

NED Date: 02/01/2017 **Reception #:** D7012472
Original Sale Date: 05/24/2017
Deed of Trust Date: 03/16/2012 **Recording Date:** 03/22/2012 **Reception #:** D2031702
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO.2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3959 S Argonne Way, Aurora, CO 80013

Original Note Amt: \$210,962.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$215,346.95 **As Of:** 01/27/2017 **Interest Type:** Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	SHAWN YARBROUGH
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)	SHAWN YARBROUGH

Publication: Aurora Sentinel **First Publication Date:** 03/30/2017
Last Publication Date: 04/27/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 17-014262 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0048-2017

NED Date: 02/01/2017 **Reception #:** D7012473
Original Sale Date: 05/24/2017
Deed of Trust Date: 10/26/2010 **Recording Date:** 11/03/2010 **Reception #:** D0113059
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 1, THE HIGHLANDS 460, FILING NO. 5 COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3140 E Phillips Dr, Centennial, CO 80122

Original Note Amt: \$240,630.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$210,091.47 **As Of:** 01/27/2017 **Interest Type:** Fixed

Current Lender (Beneficiary):	PHH MORTGAGE CORPORATION
Current Owner:	JAMES DECKER and JOY SHEPARD
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)	JAMES DECKER and JOY SHEPARD

Publication: Littleton Independent **First Publication Date:** 03/30/2017
Last Publication Date: 04/27/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 16-013813 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0049-2017

NED Date: 02/01/2017 **Reception #:** D7012474
Original Sale Date: 05/24/2017
Deed of Trust Date: 04/25/2005 **Recording Date:** 05/03/2005 **Reception #:** B5062820
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 17, MESA FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3741 S Kirk Way, Aurora, CO 80013

Original Note Amt: \$19,650.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$17,956.96 **As Of:** 01/27/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR SACO I TRUST 2005-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5
Current Owner: MARCELLINO J VALDEZ and JAMILE A VALDEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, CHERRY CREEK MORTGAGE CO., INC.
Grantor (Borrower On Deed of Trust) MARCELLINO J VALDEZ and JAMILE A VALDEZ

Publication: Aurora Sentinel **First Publication Date:** 03/30/2017
Last Publication Date: 04/27/2017

Attorney for Beneficiary: Medved Dale Decker & Deere, LLC

Attorney File Number: 17-922-29803 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0050-2017

NED Date: 02/01/2017 **Reception #:** D7012475
Original Sale Date: 05/24/2017
Deed of Trust Date: 07/22/2005 **Recording Date:** 09/23/2005 **Reception #:** B5143811
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 12, MEADOWOOD, FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3076 S Ouray St, Aurora, CO 80013

Original Note Amt: \$156,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$139,329.14 **As Of:** 01/25/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2005-D, Mortgage-Backed Certificates, Series 2005-D
Current Owner: Gabriel Flores and Miguel A Flores
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Fremont Investment & Loan
Grantor (Borrower On Deed of Trust) Gabriel Flores and Miguel A Flores

Publication: Aurora Sentinel **First Publication Date:** 03/30/2017
Last Publication Date: 04/27/2017

Attorney for Beneficiary: Hellerstein and Shore PC

Attorney File Number: 17-00032SH **Phone:** (303) 57-31080 **Fax:** (303) 57-11271

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Foreclosure Number: 0051-2017

NED Date: 02/01/2017 **Reception #:** D7012476
Original Sale Date: 05/24/2017
Deed of Trust Date: 01/23/2007 **Recording Date:** 02/09/2007 **Reception #:** B7017957
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, RE-SUBDIVISION MISSION VIEJO FILING NO. 1, TRACT G, BLOCK 7, AS PER PLAT RECORDED IN BOOK 23 AT PAGE 79 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3561 S Kittredge St D, Aurora, CO 80013

Original Note Amt: \$121,600.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$107,406.76 **As Of:** 01/30/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Home Equity Asset-Backed Certificates, Series 2007-1
Current Owner: Kenneth W Lloyd and Angela S Dailey
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust) Kenneth W Lloyd and Angela S Dailey

Publication: Aurora Sentinel **First Publication Date:** 03/30/2017
Last Publication Date: 04/27/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-761073-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0052-2017

NED Date: 02/01/2017 **Reception #:** D7012477
Original Sale Date: 05/24/2017
Deed of Trust Date: 10/10/2012 **Recording Date:** 10/12/2012 **Reception #:** D2116953
Re-Recording Date **Re-Recorded #:**

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

Address: 21041 E Ida Ave, Centennial, CO 80015

Original Note Amt: \$228,304.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$211,461.58 **As Of:** 01/20/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Thomas Edgar Bauer
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans
Grantor (Borrower On Deed of Trust) Thomas Edgar Bauer

Publication: Aurora Sentinel **First Publication Date:** 03/30/2017
Last Publication Date: 04/27/2017

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

Attorney File Number: 16CO00663-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0053-2017

NED Date: 02/01/2017

Reception #: D7012478

Original Sale Date: 05/24/2017

Deed of Trust Date: 03/11/2002

Recording Date: 03/21/2002

Reception #: B2052866

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 8A, EXCEPT THE REAR 8 FEET OF SAID LOT, PALOS VERDES, SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6240 S Ivy St, Englewood, CO 80111

Original Note Amt: \$243,000.00

LoanType: Unknown

Interest Rate:

Current Amount: \$183,134.46

As Of: 01/30/2017

Interest Type: Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.

Current Owner: Lewallen M Farnham and Arletta W Farnham

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, LLC

Grantor (Borrower On Deed of Trust): Lewallen M Farnham and Arletta W Farnham

Publication: The Villager

First Publication Date: 03/30/2017

Last Publication Date: 04/27/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-760979-LL

Phone: (877)369-6122

Fax: (866)894-7369