



# Notices of Election and Demand Filed in Arapahoe County

From January 04, 2017 Through January 10, 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: 0003-2017**

**NED Date:** 01/06/2017      **Reception #:** D7001905  
**Original Sale Date:** 04/26/2017  
**Deed of Trust Date:** 06/09/2010      **Recording Date:** 06/14/2010      **Reception #:** D0056207  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, SUMMER VALLEY SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 18330 E ITHACA PL, AURORA, CO 80013

**Original Note Amt:** \$211,657.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$159,726.78      **As Of:** 01/03/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** LEYLA J BRYANT  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Bank of America, N.A.  
**Grantor (Borrower On Deed of Trust):** LEYLA J BRYANT

**Publication:** Aurora Sentinel      **First Publication Date:** 03/02/2017  
**Last Publication Date:** 03/30/2017  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006505192      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number: 0004-2017**

**NED Date:** 01/06/2017      **Reception #:** D7001906  
**Original Sale Date:** 04/26/2017  
**Deed of Trust Date:** 05/23/2008      **Recording Date:** 06/02/2008      **Reception #:** B8062082  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13 AND 14, BLOCK 1, MABRY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1259 Dallas St, Aurora, CO 80010

**Original Note Amt:** \$44,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$39,551.66      **As Of:** 01/03/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** DITECH FINANCIAL LLC  
**Current Owner:** KANJANA WONGVEERAKUL PERGANDE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIMORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** KANJANA WONGVEERAKUL PERGANDE

**Publication:** Aurora Sentinel      **First Publication Date:** 03/02/2017  
**Last Publication Date:** 03/30/2017  
**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 16-013972      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number: 0005-2017**

**NED Date:** 01/06/2017      **Reception #:** D7001907  
**Original Sale Date:** 04/26/2017  
**Deed of Trust Date:** 01/23/2006      **Recording Date:** 02/09/2006      **Reception #:** B6017996  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 31, MEADOWOOD FILING NO.3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 3287 S KITTREDGE WAY, AURORA, CO 80013

**Original Note Amt:** \$178,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$165,317.52      **As Of:** 01/03/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR LUMINENT MORTGAGE TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3  
**Current Owner:** RODNEY KIMBREL & STEPHANIE KIMBREL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** RODNEY KIMBREL and STEPHANIE KIMBREL

**Publication:** Aurora Sentinel      **First Publication Date:** 03/02/2017  
**Last Publication Date:** 03/30/2017  
**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 16-013555      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number: 0006-2017**

**NED Date:** 01/10/2017      **Reception #:** D7002955  
**Original Sale Date:** 05/03/2017  
**Deed of Trust Date:** 09/20/2002      **Recording Date:** 10/16/2002      **Reception #:** B2195679  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 38 AND 39. BLOCK 9, COLFAX VILLA RESUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 903 Havana St, Aurora, CO 80010

**Original Note Amt:** \$117,600.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$81,995.18      **As Of:** 01/04/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK, NATIONAL ASSOCIATION  
**Current Owner:** SILVIA C LOPEZ  
**Grantee (Lender On Deed of Trust):** WELLS FARGO HOME MORTGAGE, INC  
**Grantor (Borrower On Deed of Trust):** JESUS G LOPEZ and SILVIA C LOPEZ

**Publication:** Aurora Sentinel      **First Publication Date:** 03/09/2017  
**Last Publication Date:** 04/06/2017  
**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 16-013945      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number: 0007-2017**

**NED Date:** 01/10/2017      **Reception #:** D7002956  
**Original Sale Date:** 05/03/2017  
**Deed of Trust Date:** 06/30/2010      **Recording Date:** 07/06/2010      **Reception #:** D0064822  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 6, AURORA HIGHLANDS FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 1447 S Zeno Way, Aurora, CO 80017

**Original Note Amt:** \$152,800.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$136,928.59      **As Of:** 01/05/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, NA  
**Current Owner:** Norman Frank Dorn, Jr  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Union National Mortgage Co.  
**Grantor (Borrower On Deed of Trust):** Norman Frank Dorn, Jr

**Publication:** Aurora Sentinel      **First Publication Date:** 03/09/2017  
**Last Publication Date:** 04/06/2017

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

**Attorney File Number:** CO-16-752458-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number: 0008-2017**

**NED Date:** 01/10/2017      **Reception #:** D7002957  
**Original Sale Date:** 05/03/2017  
**Deed of Trust Date:** 08/14/2006      **Recording Date:** 08/28/2006      **Reception #:** B6123609  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 7, STONE RIDGE PARK SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 18886 E Utah Cir, Aurora, CO 80017

**Original Note Amt:** \$153,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$148,974.90      **As Of:** 01/06/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB1  
**Current Owner:** LARRY POLEDOR AND SHERIE POLEDOR  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC  
**Grantor (Borrower On Deed of Trust):** LARRY POLEDOR AND SHERIE POLEDOR

**Publication:** Aurora Sentinel      **First Publication Date:** 03/09/2017  
**Last Publication Date:** 04/06/2017

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000006463509      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number: 0009-2017**

**NED Date:** 01/10/2017      **Reception #:** D7002961  
**Original Sale Date:** 05/03/2017  
**Deed of Trust Date:** 01/09/2006      **Recording Date:** 01/24/2006      **Reception #:** B6010460  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 6810 E Appleton Ct, Centennial, CO 80112

**Original Note Amt:** \$236,292.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$208,794.18      **As Of:** 01/06/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** KIRKE HASKELL and RAECHEL M. HASKELL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEXGEN LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** KIRKE HASKELL and RAECHEL M. HASKELL

**Publication:** Littleton Independent      **First Publication Date:** 03/09/2017  
**Last Publication Date:** 04/06/2017  
**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 16-013751      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number: 0010-2017**

**NED Date:** 01/10/2017      **Reception #:** D7002962  
**Original Sale Date:** 05/03/2017  
**Deed of Trust Date:** 07/13/2006      **Recording Date:** 07/25/2006      **Reception #:** B6107118  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 7, Block 7, Parkborough Subdivision Filing No. 1, County of Arapahoe, State of Colorado.

**Address:** 5708 S Malta St, Centennial, CO 80015

**Original Note Amt:** \$176,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$180,338.32      **As Of:** 01/04/2017      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bayview Loan Servicing, LLC a Delaware Limited Liability Company  
**Current Owner:** Donald C Sylvester  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for E\*Trade Bank  
**Grantor (Borrower On Deed of Trust):** Donald C Sylvester

**Publication:** Aurora Sentinel      **First Publication Date:** 03/09/2017  
**Last Publication Date:** 04/06/2017  
**Attorney for Beneficiary:** Frasca Joiner Goodman and Greenstein PC  
**Attorney File Number:** 7192.9160      **Phone:** (303)494-3000      **Fax:**