

Notices of Election and Demand Filed in Arapahoe County

From January 18, 2017 Through January 24, 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: 0811-2015 **Restarted**

NED Date: 01/24/2017 **Reception #:** D7008816
Original Sale Date: 05/17/2017
Deed of Trust Date: 07/23/2002 **Recording Date:** 07/31/2002 **Reception #:** B2138838
Re-Recording Date **Re-Recorded #:**

Legal: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.
PARCEL ID NUMBER: 1973-214-11-014

Address: 8822 East Florida Ave Unit G15, DENVER, CO 80247

Original Note Amt: \$58,500.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$41,000.41 **As Of:** 12/10/2015 **Interest Type:** Adjustable

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: DEVON CLEMENTS
Grantee (Lender On Deed of Trust): WELLS FARGO HOME MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): DEVON CLEMENTS

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 15-009153 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0013-2017

NED Date: 01/18/2017 **Reception #:** D7006456
Original Sale Date: 05/10/2017
Deed of Trust Date: 05/30/2006 **Recording Date:** 06/13/2006 **Reception #:** B6087245
Re-Recording Date **Re-Recorded #:**

Legal: LOT 70, BLOCK 3, SUNBURST, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16169 E Rice Pl B, Aurora, CO 80015

Original Note Amt: \$118,750.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$98,966.20 **As Of:** 01/10/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1
Current Owner: CHERYL J PRIBBENO
Grantee (Lender On Deed of Trust): ARGENT MORTGAGE COMPANY, LLC
Grantor (Borrower On Deed of Trust): CHERYL J PRIBBENO

Publication: Aurora Sentinel **First Publication Date:** 03/16/2017
Last Publication Date: 04/13/2017

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000006514020 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0014-2017

NED Date: 01/24/2017 **Reception #:** D7008802
Original Sale Date: 05/17/2017
Deed of Trust Date: 06/08/2012 **Recording Date:** 06/13/2012 **Reception #:** D2063952
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 5, WILLOW TRACE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4559 S Ireland Ln, Aurora, CO 80015

Original Note Amt: \$270,104.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$248,565.14 **As Of:** 01/12/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Samih F Toubia
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Pinnacle Mortgage Group Inc., a Colorado Corporation
Grantor (Borrower On Deed of Trust): Samih F Toubia

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-759163-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0015-2017

NED Date: 01/24/2017 **Reception #:** D7008804
Original Sale Date: 05/17/2017
Deed of Trust Date: 04/18/2014 **Recording Date:** 04/21/2014 **Reception #:** D4032232
Re-Recording Date: **Re-Recorded #:**

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

Address: 16309 E Arkansas Dr, Aurora, CO 80017

Original Note Amt: \$225,834.00 **LoanType:** **Interest Rate:**
Current Amount: \$224,931.82 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: EDWIN R ABEYTA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR MEGASTAR FINANCIAL CORP
Grantor (Borrower On Deed of Trust): EDWIN R ABEYTA

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006375547 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0016-2017

NED Date: 01/24/2017

Reception #: D7008806

Original Sale Date: 05/17/2017

Deed of Trust Date: 04/04/2006

Recording Date: 05/08/2006

Reception #: B6070492

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 3, STERLING HILLS FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 19696 E Caspian Cir, Aurora, CO 80013

Original Note Amt: \$196,800.00

LoanType: Unknown

Interest Rate:

Current Amount: \$191,797.64

As Of: 01/13/2017

Interest Type: Adjustable

Current Lender (Beneficiary): HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAP4, ASSET BACKED PASS-THROUGH CERTIFICATES

Current Owner: VON R HULONGBAYAN AND ROANNA T HULONGBAYAN

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR HARBOURTON MORTGAGE INVESTMENT CORPORATION

Grantor (Borrower On Deed of Trust) VON R HULONGBAYAN AND ROANNA T HULONGBAYAN

Publication: Aurora Sentinel

First Publication Date: 03/23/2017

Last Publication Date: 04/20/2017

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000006438667

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 0017-2017

NED Date: 01/24/2017 **Reception #:** D7008807
Original Sale Date: 05/17/2017
Deed of Trust Date: 01/23/2002 **Recording Date:** 01/30/2002 **Reception #:** B2019330
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 8, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 20891 E Kenyon Place, Aurora, CO 80013

Original Note Amt: \$181,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$144,330.88 **As Of:** 01/13/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): SELECT PORTFOLIO SERVICING, INC.
Current Owner: SABINE LATZA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR LENDER, AMERICA'S WHOLESALE LENDER
Grantor (Borrower On Deed of Trust) SABINE LATZA

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 17-922-29766 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0018-2017

NED Date: 01/24/2017 **Reception #:** D7008809
Original Sale Date: 05/17/2017
Deed of Trust Date: 10/25/2004 **Recording Date:** 11/04/2004 **Reception #:** B4194354
Re-Recording Date **Re-Recorded #:**

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

Address: 3246 S Walden Ct G, Aurora, CO 80013

Original Note Amt: \$144,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$141,780.19 **As Of:** 01/13/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates Series
2005-PR1 Trust
Current Owner: Wanda Chavers
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust) Wanda Chavers

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017
Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.
Attorney File Number: CO170004 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: 0021-2017

NED Date: 01/24/2017 **Reception #:** D7008811
Original Sale Date: 05/17/2017
Deed of Trust Date: 03/17/2015 **Recording Date:** 03/18/2015 **Reception #:** D5026226
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 2, SUMMER VALLEY SUBDIVISION FILING NO. 20, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4798 S Salida Ct, Aurora, CO 80015

Original Note Amt: \$228,779.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$223,447.20 **As Of:** 01/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: SCOTT JAMES O'BRIEN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) SCOTT JAMES O'BRIEN

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014125 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0022-2017

NED Date: 01/24/2017 **Reception #:** D7008814
Original Sale Date: 05/17/2017
Deed of Trust Date: 02/27/2012 **Recording Date:** 03/02/2012 **Reception #:** D2023805
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 4, TOLLGATE VILLAGE SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 954 S Ouray St, Aurora, CO 80017

Original Note Amt: \$185,183.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$136,161.08 **As Of:** 01/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: STEPHEN C SISSENSTEIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) STEPHEN C SISSENSTEIN

Publication: Aurora Sentinel **First Publication Date:** 03/23/2017
Last Publication Date: 04/20/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014107 **Phone:** (303)706-9990 **Fax:** (303)706-9994