

Notices of Election and Demand Filed in Arapahoe County

From February 22, 2017 Through February 28, 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: 0633-2015 **Restarted**

NED Date: 02/22/2017 **Reception #:** D7021037
Original Sale Date: 06/14/2017
Deed of Trust Date: 09/19/2008 **Recording Date:** 09/29/2008 **Reception #:** B8108333
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 6, BRIARWOOD SUBDIVISION FILING NO.2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N.: 1975-33-2-25-011

Address: 17635 E Brunswick Pl, Aurora, CO 80013

Original Note Amt: \$193,956.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$179,725.75 **As Of:** 09/04/2015 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: JASON A. YOST
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MORGAN FINANCIAL, INC
Grantor (Borrower On Deed of Trust) JASON A. YOST

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 15-008809 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0077-2017

NED Date: 02/24/2017 **Reception #:** D7022183
Original Sale Date: 06/14/2017
Deed of Trust Date: 03/28/2011 **Recording Date:** 04/04/2011 **Reception #:** D1031980
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 49 AND 50, BLOCK 41, EVANSTON BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3301 S Downing St, Englewood, CO 80113

Original Note Amt: \$188,800.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$174,197.23 **As Of:** 02/14/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Caliber Home Loans, Inc.
Current Owner: Jeffrey B Kochan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Vista Mortgage Group, LLC
Grantor (Borrower On Deed of Trust) Jeffrey B Kochan and Dianna P Miguez-Kochan

Publication: The Villager **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-762399-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0078-2017

NED Date: 02/24/2017 **Reception #:** D7022184
Original Sale Date: 06/14/2017
Deed of Trust Date: 04/11/2012 **Recording Date:** 04/12/2012 **Reception #:** D2039833
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 4, HIGHPOINT SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 4271 S Biscay Cir, Aurora, CO 80013

Original Note Amt: \$127,613.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$99,867.60 **As Of:** 02/15/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Stonegate Mortgage Corporation
Current Owner: CLARE PAK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR STONEGATE MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): CLARE PAK

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006534291 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0079-2017

NED Date: 02/24/2017 **Reception #:** D7022185
Original Sale Date: 06/14/2017
Deed of Trust Date: 06/17/2016 **Recording Date:** 06/27/2016 **Reception #:** D6067640
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 3, TOLLGATE VILLAGE FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 929 S Salida St, Aurora, CO 80017

Original Note Amt: \$216,218.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$216,218.00 **As Of:** 02/15/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): DITECH FINANCIAL LLC
Current Owner: KATIE MATTINGLY AND DANNY W MATTINGLY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust): KATIE MATTINGLY AND DANNY W MATTINGLY

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006528830 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0080-2017

NED Date: 02/24/2017 **Reception #:** D7022186
Original Sale Date: 06/14/2017
Deed of Trust Date: 12/13/2010 **Recording Date:** 12/17/2010 **Reception #:** D0131115
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 1, AMERICANA SUBDIVISION FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 488 S Memphis Way E, Aurora, CO 80017

Original Note Amt: \$62,271.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$56,125.61 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company, a California Corporation
Current Owner: Jessy E Tucker
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation
Grantor (Borrower On Deed of Trust): Jessy E Tucker

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-761662-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0081-2017

NED Date: 02/24/2017 **Reception #:** D7022187
Original Sale Date: 06/14/2017
Deed of Trust Date: 07/16/2010 **Recording Date:** 07/27/2010 **Reception #:** D0071849
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, SUNNYVALE, FILING NO. 3, AND THAT PART OF LOT 3, BLOCK 1, SUNNYVALE, FILING NO. 3, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 62 FEET, THENCE SOUTHWEST TO A POINT, THENCE SOUTH 52 FEET, THENCE EAST TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 460 Florence St, Aurora, CO 80010

Original Note Amt: \$157,774.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$132,434.57 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, N.A.
Current Owner: Dallas Jason Fancher
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Michael M Mitchell

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-762423-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0082-2017

NED Date: 02/24/2017 **Reception #:** D7022188
Original Sale Date: 06/14/2017
Deed of Trust Date: 05/22/2002 **Recording Date:** 06/03/2002 **Reception #:** B2101744
Re-Recording Date: **Re-Recorded #:**

Legal: THE SOUTH 30 FEET OF LOT 2, AND THE NORTH 39 FEET OF LOT 3, BLOCK 1, GAMBLE ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 784 Fulton St, Aurora, CO 80010

Original Note Amt: \$159,355.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$137,545.36 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Victor Marquez
Grantee (Lender On Deed of Trust): Chase Manhattan Mortgage Corporation
Grantor (Borrower On Deed of Trust): Victor Marquez

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-762846-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0083-2017

NED Date: 02/24/2017 **Reception #:** D7022189
Original Sale Date: 06/14/2017
Deed of Trust Date: 09/17/2015 **Recording Date:** 09/23/2015 **Reception #:** D5108630
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1310 S Duquesne Cir, Aurora, CO 80018

Original Note Amt: \$303,792.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$299,616.40 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: SEAN DY FOON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR LENDER, FREEDOM MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): SEAN DY FOON

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017

Attorney for Beneficiary: Medved Dale Decker & Deere, LLC

Attorney File Number: 17-125-29840 **Phone:** (303)274-0155 **Fax:** (303)223-7915

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Foreclosure Number: 0084-2017

NED Date: 02/24/2017 **Reception #:** D7022200
Original Sale Date: 06/14/2017
Deed of Trust Date: 01/04/2007 **Recording Date:** 01/12/2007 **Reception #:** B7005655
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 43 AND 44, BLOCK 38, SOUTH BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK A1, PAGE 46B

Address: 4321 S Grant St, Englewood, CO 80113

Original Note Amt: \$157,500.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$154,276.12 **As Of:** 02/16/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR4
Current Owner: DONALD TELLER AND CAROLYN TELLER
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for New Century Mortgage Corporation
Grantor (Borrower On Deed of Trust) CAROLYN TELLER AND DONALD TELLER

Publication: The Villager **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006541239 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0085-2017

NED Date: 02/24/2017 **Reception #:** D7022202
Original Sale Date: 06/14/2017
Deed of Trust Date: 01/29/2016 **Recording Date:** 02/01/2016 **Reception #:** D6010454
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 1, STONE RIDGE PARK SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 18982 E Hawaii Dr, Aurora, CO 80017

Original Note Amt: \$255,290.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$252,910.09 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Caliber Home Loans, Inc.
Current Owner: ADAM D HEINEKE
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Georgetown Mortgage, LLC
Grantor (Borrower On Deed of Trust) ADAM D HEINEKE

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006597108 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0086-2017

NED Date: 02/24/2017 **Reception #:** D7022201
Original Sale Date: 06/14/2017
Deed of Trust Date: 12/27/2004 **Recording Date:** 01/04/2005 **Reception #:** B5001438
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 3, AURORA HIGHLANDS SUBDWISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N. #: 1975-21-4-31-005

Address: 18350 E Iowa Dr, Aurora, CO 80017

Original Note Amt: \$168,750.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$136,385.20 **As Of:** 02/16/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): US BANK TRUST NATIONAL ASSOCIATION, as Trustee of THE PRESTON RIDGE PARTNERS INVESTMENTS II TRUST
Current Owner: Kalpesh Jobanputra and Mahendra H Jobanputra
Grantee (Lender On Deed of Trust): ASCENT HOME LOANS, INC.
Grantor (Borrower On Deed of Trust): Kalpesh Jobanputra and Mahendra H Jobanputra

Publication: Aurora Sentinel **First Publication Date:** 04/20/2017
Last Publication Date: 05/18/2017
Attorney for Beneficiary: Brown Dunning Walker PC
Attorney File Number: 1999-005 **Phone:** (303)329-3363 **Fax:** (303)393-8438

Foreclosure Number: 0087-2017

NED Date: 02/28/2017 **Reception #:** D7023391
Original Sale Date: 06/21/2017
Deed of Trust Date: 05/23/2013 **Recording Date:** 05/30/2013 **Reception #:** D3066867
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 3, MISSION VIEJO SUBDIVISION FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 15860 E Princeton Ave, Aurora, CO 80013

Original Note Amt: \$199,323.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$186,891.85 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: MICHELE M AEBLY-MAHONEY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST OPTION LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): MICHELE M AEBLY-MAHONEY

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014500 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0088-2017

NED Date: 02/28/2017 **Reception #:** D7023392
Original Sale Date: 06/21/2017
Deed of Trust Date: 11/13/2009 **Recording Date:** 11/17/2009 **Reception #:** B9125492
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 53, BLOCK 7, MISSION VIEJO SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4177 S Mobile Cir D, Aurora, CO 80013

Original Note Amt: \$128,627.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$114,899.69 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JENNIFER RICHARDSON
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) JENNIFER RICHARDSON

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014497 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0089-2017

NED Date: 02/28/2017 **Reception #:** D7023393
Original Sale Date: 06/21/2017
Deed of Trust Date: 08/18/2015 **Recording Date:** 08/19/2015 **Reception #:** D5093962
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 7, LEXINGTON EAST FILING NO.2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1731 S Genoa Way, Aurora, CO 80017

Original Note Amt: \$245,471.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$242,183.36 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): DITECH FINANCIAL LLC
Current Owner: WAYNE MARTINEZ & JOHNNA J BARNAS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) WAYNE MARTINEZ and JOHNNA J BARNAS

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014129 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0090-2017

NED Date: 02/28/2017 **Reception #:** D7023397
Original Sale Date: 06/21/2017
Deed of Trust Date: 05/17/2006 **Recording Date:** 05/19/2006 **Reception #:** B6075894
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 1, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 14 COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 2831 S Truckee St, Aurora, CO 80013

Original Note Amt: \$141,350.43 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$154,971.83 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2
Current Owner: NOREEN VL WILSON
Grantee (Lender On Deed of Trust): AMERICAN GENERAL FINANCIAL SERVICES
Grantor (Borrower On Deed of Trust): NOREEN VL WILSON

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014325 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0091-2017

NED Date: 02/28/2017 **Reception #:** D7023394
Original Sale Date: 06/21/2017
Deed of Trust Date: 05/20/2009 **Recording Date:** 06/11/2009 **Reception #:** B9062222
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO BEING KNOWN AS LOT 4, BLOCK 33, SANDPIPER SUBDIVISION FILING NO. 1

Address: 2902 S Scranton St, Aurora, CO 80014

Original Note Amt: \$131,735.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$114,279.64 **As Of:** 02/16/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: NICKLAUS M HATCH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP
Grantor (Borrower On Deed of Trust): NICKLAUS M HATCH

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006597249 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0092-2017

NED Date: 02/28/2017 **Reception #:** D7023396
Original Sale Date: 06/21/2017
Deed of Trust Date: 08/19/1999 **Recording Date:** 08/23/1999 **Reception #:** A9137716
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 21, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 17162 E Ford Dr, Aurora, CO 80017

Original Note Amt: \$71,040.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$49,648.27 **As Of:** 02/17/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Sharon K Boggess
Grantee (Lender On Deed of Trust): Metro Funding Corporation
Grantor (Borrower On Deed of Trust): Sharon K Boggess

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-762914-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0093-2017

NED Date: 02/28/2017 **Reception #:** D7023395
Original Sale Date: 06/21/2017
Deed of Trust Date: 10/26/2009 **Recording Date:** 11/03/2009 **Reception #:** B9120379
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, THE TIMBERS FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 3833 S Fraser St, Aurora, CO 80014

Original Note Amt: \$103,098.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$92,480.43 **As Of:** 02/17/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: MELISSA HENSZ
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): MELISSA HENSZ

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 17-014499 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From February 22, 2017 Through February 28, 2017

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Foreclosure Number: 0094-2017

NED Date: 02/28/2017 **Reception #:** D7023398
Original Sale Date: 06/21/2017
Deed of Trust Date: 06/19/2015 **Recording Date:** 06/22/2015 **Reception #:** D5065423
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 4, HUTCHINSON HEIGHTS SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17534 E Greenwood Cir, Aurora, CO 80013

Original Note Amt: \$302,421.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$296,928.93 **As Of:** 02/20/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: GLORIA SANTIVANEZ
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): GLORIA SANTIVANEZ

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014465 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0095-2017

NED Date: 02/28/2017 **Reception #:** D7023400
Original Sale Date: 06/21/2017
Deed of Trust Date: 03/24/2003 **Recording Date:** 04/02/2003 **Reception #:** B3068436
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33, BLOCK 1, STONE RIDGE PARK SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 16810 E Bails Pl, Aurora, CO 80017

Original Note Amt: \$174,250.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$105,576.35 **As Of:** 02/20/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): DITECH FINANCIAL LLC
Current Owner: THERESA A DATES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CAPITOL COMMERCE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): THERESA A DATES and LAVON DATES

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-014298 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Arapahoe County

From February 22, 2017 Through February 28, 2017

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Foreclosure Number: 0096-2017

NED Date: 02/28/2017 **Reception #:** D7023399
Original Sale Date: 06/21/2017
Deed of Trust Date: 09/20/2004 **Recording Date:** 09/28/2004 **Reception #:** B4170621
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, SMOKY HILL 400, FILING NO. 5, PHASE 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5471 S Richfield Way, Aurora, CO 80015

Original Note Amt: \$200,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$166,517.94 **As Of:** 02/21/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Jacqueline Arnot
Grantee (Lender On Deed of Trust): Long Beach Mortgage Company
Grantor (Borrower On Deed of Trust): Jacqueline Arnot

Publication: Aurora Sentinel **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-762389-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0097-2017

NED Date: 02/28/2017 **Reception #:** D7023401
Original Sale Date: 06/21/2017
Deed of Trust Date: 03/11/2009 **Recording Date:** 03/16/2009 **Reception #:** B9026385
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 6, LITTLETON PARK SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 6749 S Foresthill St, Littleton, CO 80120

Original Note Amt: \$271,813.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$205,799.26 **As Of:** 02/21/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Jesse Ellis and Tracy Ellis
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for The Loan Pros Inc.
Grantor (Borrower On Deed of Trust): Jesse Ellis and Tracy Ellis and Evangeline Patrick

Publication: Littleton Independent **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-15-693188-JS **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0098-2017

NED Date: 02/28/2017 **Reception #:** D7023402
Original Sale Date: 06/21/2017
Deed of Trust Date: 06/10/2005 **Recording Date:** 07/07/2005 **Reception #:** B5100067
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 11 AND 12, BLOCK 21, SHERIDAN SUBDIVISION COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1800 W Girard Ave, Englewood, CO 80110

Original Note Amt: \$144,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$140,521.39 **As Of:** 02/21/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): US Bank National Association as Trustee for Citigroup Mortgage Loan Trust, Inc. Mortgage Pass-Through Certificates Series 2005-5
Current Owner: JOSE LUIS RUIZ AND SOLEDAD IBARRA
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GreenPoint Mortgage Funding, Inc.
Grantor (Borrower On Deed of Trust) JOSE LUIS RUIZ

Publication: The Villager **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006349674 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0099-2017

NED Date: 02/28/2017 **Reception #:** D7023404
Original Sale Date: 06/21/2017
Deed of Trust Date: 09/27/2004 **Recording Date:** 11/23/2004 **Reception #:** B4203654
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 3, BERRY KNOLLS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 5486 S Lakeview St, Littleton, CO 80120

Original Note Amt: \$207,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$198,423.46 **As Of:** 02/21/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2
Current Owner: TERRY L COX AND PAULA S COX
Grantee (Lender On Deed of Trust): ARGENT MORTGAGE COMPANY, LLC
Grantor (Borrower On Deed of Trust) PAULA S COX AND TERRY L COX

Publication: Littleton Independent **First Publication Date:** 04/27/2017
Last Publication Date: 05/25/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006489728 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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