

Notices of Election and Demand Filed in Arapahoe County

From May 10, 2017 Through May 16, 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: 0240-2017

NED Date: 05/10/2017 **Reception #:** D7052709
Original Sale Date: 08/30/2017
Deed of Trust Date: 06/02/2015 **Recording Date:** 06/10/2015 **Reception #:** D5060505
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 3, THE HIGHLANDS FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 1148 E IRWIN PL, CENTENNIAL, CO 80122

Original Note Amt: \$392,755.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$383,876.91 **As Of:** 05/04/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: BENITO LONGORIA AND KELLY R LONGORIA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) BENITO LONGORIA AND KELLY R LONGORIA

Publication: Littleton Independent **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-015228 FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0241-2017

NED Date: 05/10/2017 **Reception #:** D7052710
Original Sale Date: 08/30/2017
Deed of Trust Date: 07/20/2005 **Recording Date:** 07/28/2005 **Reception #:** B5111584
Re-Recording Date **Re-Recorded #:**

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

Address: 7476 E Arkansas Ave 40-06, DENVER, CO 80231

Original Note Amt: \$160,776.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$125,171.07 **As Of:** 05/05/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: KIRA L BROER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FIRST MAGNUS FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) KIRA L BROER

Publication: The Villager **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-015267 FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0242-2017

NED Date: 05/10/2017 **Reception #:** D7052711
Original Sale Date: 08/30/2017
Deed of Trust Date: 12/31/1985 **Recording Date:** 01/08/1986 **Reception #:** R2619344
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 4671 S Decatur St 230, ENGLEWOOD, CO 80110

Original Note Amt: \$29,400.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$7,525.06 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: HIGH PLAINS PROPERTIES I
Grantee (Lender On Deed of Trust): CITICORP HOMEOWNERS, INC.
Grantor (Borrower On Deed of Trust): CAREY THOMPSON

Publication: The Villager **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-015138 FC01 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 0243-2017

NED Date: 05/10/2017 **Reception #:** D7052712
Original Sale Date: 08/30/2017
Deed of Trust Date: 04/11/2007 **Recording Date:** 04/23/2007 **Reception #:** B7050918
Re-Recording Date: **Re-Recorded #:**

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

Address: 44 NOME WAY UNIT D, AURORA, CO 80012

Original Note Amt: \$98,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$102,815.22 **As Of:** 05/08/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: SHERRY M STEPHENS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): SHERRY M STEPHENS

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-015266 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0244-2017

NED Date: 05/10/2017 **Reception #:** D7052716
Original Sale Date: 08/30/2017
Deed of Trust Date: 11/13/2006 **Recording Date:** 11/29/2006 **Reception #:** B6168243
Re-Recording Date: 09/18/2009 **Re-Recorded #:** B9103328

Legal: Lot 6, Block 1, Aurora Knolls South - Second Filing, County of Arapahoe, State of Colorado

Address: 961 S Nome St, Aurora, CO 80012

Original Note Amt: \$162,400.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$162,400.00 **As Of:** 05/04/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2006-OC11)
Current Owner: Omar Bustos
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Nominee for SouthStar Funding, LLC
Grantor (Borrower On Deed of Trust): Omar Bustos

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017

Attorney for Beneficiary: Frascona Joiner Goodman and Greenstein PC

Attorney File Number: 7192-10030 **Phone:** (303)494-3000 **Fax:**

Foreclosure Number: 0245-2017

NED Date: 05/10/2017 **Reception #:** D7052715
Original Sale Date: 08/30/2017
Deed of Trust Date: 06/05/2007 **Recording Date:** 06/12/2007 **Reception #:** B7074759
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 7, SUMMER VALLEY SUBDIVISION FILING NO. 20, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 17173 E Wagontrail Pky, Aurora, CO 80015

Original Note Amt: \$176,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$176,000.00 **As Of:** 05/08/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-17H
Current Owner: Jeffrie S Drury and Deborah M Drury
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB
Grantor (Borrower On Deed of Trust): Jeffrie S Drury and Deborah M Drury

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-766594-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0246-2017

NED Date: 05/12/2017 **Reception #:** D7053757
Original Sale Date: 08/30/2017
Deed of Trust Date: 11/16/2012 **Recording Date:** 11/19/2012 **Reception #:** D2132652
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 10, TRADITIONS FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 25263 E 2nd Ave, Aurora, CO 80018

Original Note Amt: \$280,188.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$286,165.09 **As Of:** 05/09/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, NA
Current Owner: Ramon Halbig
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as Nominee For DHI Mortgage Company, Ltd.
Grantor (Borrower On Deed of Trust): Ramon Halbig

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017

Attorney for Beneficiary: McCarthy & Holthus LLP

Attorney File Number: CO-17-770516-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0247-2017

NED Date: 05/12/2017 **Reception #:** D7053758
Original Sale Date: 08/30/2017
Deed of Trust Date: 12/06/2004 **Recording Date:** 12/13/2004 **Reception #:** B4214301
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 14, MURPHY CREEK SUBDIVISION FILING NO 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1547 S Haleyville St, Aurora, CO 80018

Original Note Amt: \$303,021.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$229,721.07 **As Of:** 05/09/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): US Bank National Association successor by Merger to US Bank National Association N.D.
Current Owner: JAY K DUPLESSIE
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION ND
Grantor (Borrower On Deed of Trust): JAY K DUPLESSIE

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000006754303 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0248-2017

NED Date: 05/12/2017 **Reception #:** D7053761
Original Sale Date: 08/30/2017
Deed of Trust Date: 04/08/2004 **Recording Date:** 04/14/2004 **Reception #:** B4066611
Re-Recording Date **Re-Recorded #:**

Legal: UNIT NO. 7, BECK CONDOMINIUMS, AS DEFINED IN THE COMMON INTEREST COMMUNITY DECLARATION AND THE BECK CONDOMINIUM PHASE II MAP, AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO, ON MAY 22, 2001 AT RECEPTION NOS. B1019988 AND B1079990, RESPECTIVELY, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 14113 East Montana Cir Unit B, Aurora, CO 80012

Original Note Amt: \$144,900.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$120,073.67 **As Of:** 05/09/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CDC MORTGAGE CAPITAL TRUST 2004-HE2
Current Owner: JBROWN LLC TRUST
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, PEOPLE'S CHOICE HOME LOANS, INC
Grantor (Borrower On Deed of Trust) JOHN L BROWN JR

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 17-945-29974 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0249-2017

NED Date: 05/12/2017 **Reception #:** D7053762
Original Sale Date: 08/30/2017
Deed of Trust Date: 10/09/2015 **Recording Date:** 10/19/2015 **Reception #:** D5119339
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 9, ADONEA SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 191 N Newbern Way, Aurora, CO 80018

Original Note Amt: \$325,600.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$319,613.00 **As Of:** 05/09/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Guaranty Trust Company
Current Owner: TODD M EUGLOW AND SHELBY L GIARDINO
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Guaranty Trust Company
Grantor (Borrower On Deed of Trust) TODD M EUGLOW AND SHELBY L GIARDINO

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006765044 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0250-2017

NED Date: 05/12/2017 **Reception #:** D7053763
Original Sale Date: 08/30/2017
Deed of Trust Date: 01/20/2014 **Recording Date:** 01/21/2014 **Reception #:** D4005328
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 19106 E OXFORD DR, AURORA, CO 80013

Original Note Amt: \$172,975.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$165,319.30 **As Of:** 05/09/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: LAUREL R PROVENZA AND CHRISTOPHER LEE PROVENZA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS
NOMINEE FOR LOAN SIMPLE, INC
Grantor (Borrower On Deed of Trust) LAUREL R PROVENZA AND CHRISTOPHER LEE PROVENZA

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006765010 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 0251-2017

NED Date: 05/12/2017 **Reception #:** D7053765
Original Sale Date: 08/30/2017
Deed of Trust Date: 09/08/2008 **Recording Date:** 09/25/2008 **Reception #:** B8107287
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 4, BRIARWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 17974 E BATES AVE, AURORA, CO 80013

Original Note Amt: \$194,434.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$196,864.78 **As Of:** 05/10/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: ANTHONY GLASPEY & CASSANDRA SUE AXTON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CATALYST LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) ANTHONY GLASPEY

Publication: Aurora Sentinel **First Publication Date:** 07/06/2017
Last Publication Date: 08/03/2017
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 17-015275 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 0252-2017

NED Date: 05/12/2017

Reception #: D7053766

Original Sale Date: 08/30/2017

Deed of Trust Date: 11/04/2004

Recording Date: 11/12/2004

Reception #: B4198538

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 4, TOLLGATE VILLAGE SUBDIVISION, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197517413004

Address: 924 S OURAY ST, AURORA, CO 80017

Original Note Amt: \$162,350.00

LoanType: Conventional

Interest Rate:

Current Amount: \$148,480.43

As Of: 05/10/2017

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR BELLA VISTA MORTGAGE TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-1

Current Owner: ELIZABETH S TRANA AND JOSE FELIX TRANA

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) ELIZABETH S TRANA AND JOSE FELIX TRANA

Publication: Aurora Sentinel

First Publication Date: 07/06/2017

Last Publication Date: 08/03/2017

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 17-015260

Phone: (303)706-9990

Fax: (303)706-9994