

Notices of Election and Demand Filed in Arapahoe County

From May 24, 2017 Through May 30, 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: 0274-2017

NED Date: 05/24/2017 **Reception #:** D7057771
Original Sale Date: 09/13/2017
Deed of Trust Date: 03/15/2012 **Recording Date:** 03/15/2012 **Reception #:** D2029221
Re-Recording Date **Re-Recorded #:**

Legal: THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 68 WEST, FORMERLY KNOWN AS LOTS 25 AND 26, BLOCK 58, SOUTH BROADWAY HEIGHTS, NOW VACATED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 4693 S Sherman St, Englewood, CO 80113

Original Note Amt: \$175,437.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$137,418.68 **As Of:** 05/17/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company, a California Corporation
Current Owner: Debora D Messer
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) Debora D Messer

Publication: The Villager **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-771416-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0275-2017

NED Date: 05/24/2017 **Reception #:** D7057772
Original Sale Date: 09/13/2017
Deed of Trust Date: 11/22/2002 **Recording Date:** 12/30/2002 **Reception #:** B2250824
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 41, CENTENNIAL ACRES SIXTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 3298 W Tufts Ave, Englewood, CO 80110

Original Note Amt: \$185,186.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$198,487.90 **As Of:** 05/17/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3
Current Owner: Joshua L Caldwell and Marissa A Caldwell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Rocky Mountain Mortgage Specialists, Inc
Grantor (Borrower On Deed of Trust) Joshua L Caldwell and Marissa A Caldwell

Publication: The Villager **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-771178-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0276-2017

NED Date: 05/26/2017 **Reception #:** D7058799
Original Sale Date: 09/13/2017
Deed of Trust Date: 09/22/2012 **Recording Date:** 10/04/2012 **Reception #:** D2113435
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 3, PARKBOROUGH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE STATE OF COLORADO

Address: 21480 E Aberdeen Dr, Centennial, CO 80015

Original Note Amt: \$228,332.00 **LoanType:** VA **Interest Rate:**
Current Amount: \$229,358.72 **As Of:** 05/15/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): James B. Nutter & Company
Current Owner: David Lewis
Grantee (Lender On Deed of Trust): James B. Nutter & Company
Grantor (Borrower On Deed of Trust): David Lewis

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 17CO00205-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

Foreclosure Number: 0277-2017

NED Date: 05/26/2017 **Reception #:** D7058803
Original Sale Date: 09/13/2017
Deed of Trust Date: 11/23/2004 **Recording Date:** 12/03/2004 **Reception #:** B4209149
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 46, BLOCK 2, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 12061 E Hoye Dr, Aurora, CO 80012

Original Note Amt: \$114,109.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$82,176.99 **As Of:** 03/27/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Angela Kauffman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation
Grantor (Borrower On Deed of Trust): Angela Kauffman

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 14CO01233-4 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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Foreclosure Number: 0278-2017

NED Date: 05/26/2017 **Reception #:** D7058802
Original Sale Date: 09/13/2017
Deed of Trust Date: 10/26/2005 **Recording Date:** 10/31/2005 **Reception #:** B5163849
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 17, KINGSBOROUGH KNOLLS SUBDIVISION FILING NO.1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1144 S LEWISTON WAY, AURORA, CO 80017

Original Note Amt: \$186,314.83 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$160,668.40 **As Of:** 05/18/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): HOUSEHOLD FINANCE CORPORATION III
Current Owner: GERALD KELLY AND ELIDITH KELLY
Grantee (Lender On Deed of Trust): HOUSEHOLD FINANCE CORPORATION III
Grantor (Borrower On Deed of Trust): GERALD KELLY AND ELIDITH KELLY

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 17-913-29997 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0279-2017

NED Date: 05/26/2017 **Reception #:** D7058805
Original Sale Date: 09/13/2017
Deed of Trust Date: 12/10/2004 **Recording Date:** 12/14/2004 **Reception #:** B4214638
Re-Recording Date: **Re-Recorded #:**

Legal: THE NORTH 75 FEET OF LOT 7, BLOCK 3, TOWN OF DEERTRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 435 2nd Ave, Deer Trail, CO 80105

Original Note Amt: \$128,250.00 **LoanType:** FHLMC **Interest Rate:**
Current Amount: \$109,309.63 **As Of:** 05/18/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust
2005-W1, Asset-Backed Notes Series 2005-W1
Current Owner: THOMAS N BENHAM AND ELIZABETH A BENHAM
Grantee (Lender On Deed of Trust): Argent Mortgage Company, LLC
Grantor (Borrower On Deed of Trust): THOMAS N BENHAM AND ELIZABETH A BENHAM

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006710834 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 0280-2017

NED Date: 05/26/2017 **Reception #:** D7058804
Original Sale Date: 09/13/2017
Deed of Trust Date: 08/15/2012 **Recording Date:** 08/31/2012 **Reception #:** D2097597
Re-Recording Date **Re-Recorded #:**

Legal: LOT 50, BLOCK 11, SOUTHCREEK SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 8120 S Laredo Ct, Englewood, CO 80112

Original Note Amt: \$181,567.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$165,878.70 **As Of:** 05/22/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company, a California Corporation
Current Owner: William D Day
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): William D Day

Publication: Littleton Independent **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-771379-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 0281-2017

NED Date: 05/26/2017 **Reception #:** D7058807
Original Sale Date: 09/13/2017
Deed of Trust Date: 09/30/2009 **Recording Date:** 10/09/2009 **Reception #:** B9111732
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, JACKSON FARM SUBDIVISION, FILING NO. 5 COUNTY OF ARAPAHOE, STATE OF COLORADO.

Address: 5471 S Bahama Ct, Centennial, CO 80015

Original Note Amt: \$352,818.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$351,962.33 **As Of:** 04/25/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: Galen M Ishida and Maria A Ishida
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Residential Finance Corporation
Grantor (Borrower On Deed of Trust): Galen M Ishida and Maria A Ishida

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: McCarthy & Holthus LLP
Attorney File Number: CO-17-769159-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 0284-2017

NED Date: 05/26/2017 **Reception #:** D7058809
Original Sale Date: 09/13/2017
Deed of Trust Date: 08/31/2006 **Recording Date:** 09/01/2006 **Reception #:** B6127291
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 23, BLOCK 3, IN THE DAM-FILING NO 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 12482 E Amherst Cir, Aurora, CO 80017

Original Note Amt: \$198,000.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$244,572.42 **As Of:** 05/23/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF15
Current Owner: JOHN FREDERICK JONES & STEPHANIE R JONES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
Grantor (Borrower On Deed of Trust) JOHN FREDERICK JONES

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 17-922-29976 **Phone:** (303)274-0155 **Fax:** (303)223-7915

Foreclosure Number: 0285-2017

NED Date: 05/26/2017 **Reception #:** D7058810
Original Sale Date: 09/13/2017
Deed of Trust Date: 03/31/2016 **Recording Date:** 04/06/2016 **Reception #:** D6034843
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 67, BLOCK 1, SUNSTONE SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Address: 1649 S Ivory Cir D, Aurora, CO 80017

Original Note Amt: \$172,059.00 **LoanType:** **Interest Rate:**
Current Amount: \$170,008.08 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: JASMINE BUSKEY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) JASMINE BUSKEY

Publication: Aurora Sentinel **First Publication Date:** 07/20/2017
Last Publication Date: 08/17/2017
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000006803613 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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