

# Notices of Election and Demand Filed in Arapahoe County

From October 04, 2017 Through October 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:** 0538-2017

**NED Date:** 10/04/2017      **Reception #:** D7112938  
**Original Sale Date:** 01/31/2018  
**Deed of Trust Date:** 02/03/2006      **Recording Date:** 02/17/2006      **Reception #:** B6021107  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 61 WEST OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO. PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 9/29/2017 AT RECEPTION NO. D7111112 TO CORRECT LEGAL DESCRIPTION.

**Address:** 6138 SOUTH COUNTY ROAD 181, BYERS, CO 80103

**Original Note Amt:** \$392,413.50      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$175,737.61      **As Of:** 09/29/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CIT BANK, N.A.  
**Current Owner:** JOHN J. EPLEY AND SARAH EPLEY  
**Grantee (Lender On Deed of Trust):** FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.  
**Grantor (Borrower On Deed of Trust)** JOHN J. EPLEY AND SARAH EPLEY

**Publication:** Aurora Sentinel      **First Publication Date:** 12/07/2017  
**Last Publication Date:** 01/04/2018  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016703      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0539-2017

**NED Date:** 10/04/2017      **Reception #:** D7112936  
**Original Sale Date:** 01/31/2018  
**Deed of Trust Date:** 11/06/2003      **Recording Date:** 11/19/2003      **Reception #:** B3249853  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 106, VILLA DEL SOL, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 4999 EAST PEAKVIEW AVENUE, CENTENNIAL, CO 80121

**Original Note Amt:** \$206,755.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$178,271.44      **As Of:** 09/29/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** DENISE M VANEPPS AND JEFFREY L. MORIARTY  
**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)** DENISE M VANEPPS AND JEFFREY L. MORIARTY

**Publication:** Littleton Independent      **First Publication Date:** 12/07/2017  
**Last Publication Date:** 01/04/2018  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016690      **Phone:** (303)706-9990      **Fax:** (303)706-9994



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**Foreclosure Number:** 0542-2017

**NED Date:** 10/04/2017      **Reception #:** D7112940  
**Original Sale Date:** 01/31/2018  
**Deed of Trust Date:** 07/29/2011      **Recording Date:** 08/03/2011      **Reception #:** D1073769  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 52, BLOCK 2, SERENITY RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 26060 East Davies Drive, Aurora, CO 80016

**Original Note Amt:** \$319,617.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$286,385.52      **As Of:** 10/02/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, NA.  
**Current Owner:** Kelli Murray  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for HomeAmerican Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Kelli Murray

**Publication:** Aurora Sentinel      **First Publication Date:** 12/07/2017  
**Last Publication Date:** 01/04/2018  
**Attorney for Beneficiary:** McCarthy & Holthus LLP  
**Attorney File Number:** CO-17-782622-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 0543-2017

**NED Date:** 10/04/2017      **Reception #:** D7112955  
**Original Sale Date:** 01/31/2018  
**Deed of Trust Date:** 10/26/2009      **Recording Date:** 11/03/2009      **Reception #:** B9120249  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 13590 E. Evans Avenue, Aurora, CO 80014

**Original Note Amt:** \$150,897.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$129,801.68      **As Of:** 09/29/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Tara C. Sanders  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Cherry Creek Mortgage Co., Inc.  
**Grantor (Borrower On Deed of Trust):** Tara C. Sanders

**Publication:** Aurora Sentinel      **First Publication Date:** 12/07/2017  
**Last Publication Date:** 01/04/2018  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 17CO00318-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

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**Foreclosure Number:** 0544-2017

**NED Date:** 10/04/2017      **Reception #:** D7112943  
**Original Sale Date:** 01/31/2018  
**Deed of Trust Date:** 10/17/2012      **Recording Date:** 10/23/2012      **Reception #:** D2121184  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 70, CONSERVATORY SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

**Address:** 20933 E GIRARD DRIVE, AURORA, CO 80113

**Original Note Amt:** \$216,000.00      **LoanType:** Conventional      **Interest Rate:**  
**Current Amount:** \$193,914.44      **As Of:** 03/02/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** DOUGLASS A SPRINGER AND JESSICA L SPRINGER  
**Grantee (Lender On Deed of Trust):** EDWARD JONES MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust):** DOUGLASS A SPRINGER AND JESSICA L SPRINGER

**Publication:** Littleton Independent      **First Publication Date:** 12/07/2017  
**Last Publication Date:** 01/04/2018

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016418      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 0545-2017

**NED Date:** 10/04/2017      **Reception #:** D7112944  
**Original Sale Date:** 01/31/2018  
**Deed of Trust Date:** 04/25/2001      **Recording Date:** 06/20/2001      **Reception #:** B1099584  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 2, SUMMER VALLEY SUBDIVISION, FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 17147 EAST ITHACA CIRCLE, AURORA, CO 80015

**Original Note Amt:** \$155,284.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$109,155.69      **As Of:** 10/02/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** ERICA L. LUCKETT  
**Grantee (Lender On Deed of Trust):** MATRIX FINANCIAL SERVICES CORPORATION  
**Grantor (Borrower On Deed of Trust):** ERICA L. LUCKETT

**Publication:** Aurora Sentinel      **First Publication Date:** 12/07/2017  
**Last Publication Date:** 01/04/2018

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016683      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 0546-2017

**NED Date:** 10/10/2017      **Reception #:** D7114868  
**Original Sale Date:** 02/07/2018  
**Deed of Trust Date:** 03/15/2016      **Recording Date:** 03/21/2016      **Reception #:** D6027866  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, BLOCK 12, COPPERLEAF FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 4970 South Valdai Way, Aurora, CO 80015

**Original Note Amt:** \$392,929.00      **LoanType:** VA      **Interest Rate:** 3.5  
**Current Amount:** \$385,388.16      **As Of:** 09/28/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** George Andrew Edwards and Letitia Lotasha Edwards  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for HomeAmerican Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** George Andrew Edwards and Letitia Lotasha Edwards

**Publication:** Aurora Sentinel      **First Publication Date:** 12/14/2017  
**Last Publication Date:** 01/11/2018  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 17CO00379-1      **Phone:** (720)259-6710      **Fax:** (720)259-6709

**Foreclosure Number:** 0547-2017

**NED Date:** 10/10/2017      **Reception #:** D7114883  
**Original Sale Date:** 02/07/2018  
**Deed of Trust Date:** 05/22/2006      **Recording Date:** 06/12/2006      **Reception #:** B6086667  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, STAGE RUN FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 8077 S. Millbrook Way, AURORA, CO 80016

**Original Note Amt:** \$150,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$143,825.80      **As Of:** 10/03/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Robert M. DiGiorgio and Linda C. DiGiorgio  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Robert M. DiGiorgio and Linda C. DiGiorgio

**Publication:** Aurora Sentinel      **First Publication Date:** 12/14/2017  
**Last Publication Date:** 01/11/2018  
**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.  
**Attorney File Number:** C0170193      **Phone:** (303)353-2965      **Fax:** (303)632-8183

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**Foreclosure Number:** 0548-2017

**NED Date:** 10/10/2017      **Reception #:** D7114869  
**Original Sale Date:** 02/07/2018  
**Deed of Trust Date:** 08/25/2004      **Recording Date:** 09/01/2004      **Reception #:** B4156315  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 33, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**Address:** 907 SOUTH RIFLE COURT, AURORA, CO 80017

**Original Note Amt:** \$210,000.00      **LoanType:** Unknown      **Interest Rate:**  
**Current Amount:** \$175,446.19      **As Of:** 09/27/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank, N.A. as trustee for Irwin Whole Loan Home Equity Trust 2005-B, as Servicer with delegated authority under the transaction documents  
**Current Owner:** WILLIAM D POWELL AND TINA J POWELL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR IRWIN UNION BANK AND TRUST COMPANY  
**Grantor (Borrower On Deed of Trust):** WILLIAM D POWELL AND TINA J PIERCE

**Publication:** Aurora Sentinel      **First Publication Date:** 12/14/2017  
**Last Publication Date:** 01/11/2018  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000006852883      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 0549-2017

**NED Date:** 10/10/2017      **Reception #:** D7114872  
**Original Sale Date:** 02/07/2018  
**Deed of Trust Date:** 04/24/2003      **Recording Date:** 05/23/2003      **Reception #:** B3112467  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 15603 EAST BAILS DRIVE, AURORA, CO 80017

**Original Note Amt:** \$119,028.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$136,260.41      **As Of:** 10/05/2017      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** JOHN C. MEYER JR AND MELISSA A. MEYER  
**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):** JOHN C. MEYER JR AND MELISSA A. MEYER

**Publication:** Aurora Sentinel      **First Publication Date:** 12/14/2017  
**Last Publication Date:** 01/11/2018  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 17-016739      **Phone:** (303)706-9990      **Fax:** (303)706-9994