Notices of Election and Demand Filed in Adams County

From April 16, 2024 Through April 16, 2024

Adams 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:** A202480415 **NED Date:** 04/16/2024 **Reception #:** 2024000019532 **Original Sale Date:** 08/14/2024 10/18/2019 **Reception #:** 2019000089616 **Deed of Trust Date: Recording Date:** 10/15/2019 **Re-Recorded #: Re-Recording Date** Legal: LOT 7, BLOCK 7, BELLE CREEK FILING NO. 3 AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT TEHREOF, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO. Address: 10451 Yosemite Street, Commerce City, CO 80640 \$357,777.00 FHA 4.375 **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$333,118.52 As Of: 11/01/2023 **Interest Type:** Fixed COLORADO HOUSING AND FINANCE AUTHORITY **Current Lender (Beneficiary): Current Owner:** Vega Perea, Omar 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)** Omar Vega Perea **Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024 Last Publication Date: 07/18/2024 Attorney for Beneficiary: Janeway Law Firm PC 22-027383 (303)706-9990 (303)706-9994 **Attorney File Number:** Phone: Fax: A202480416 **Foreclosure Number: Reception #:** 2024000019577 **NED Date:** 04/16/2024 08/14/2024 **Original Sale Date: Deed of Trust Date: Recording Date:** 06/01/2022 **Reception #:** 2022000048074 05/20/2022 **Re-Recorded #: Re-Recording Date**

Legal: LOT 13, BLOCK 11, SUGAR CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Original Note Amt: Current Amount:	\$473,600.00 \$465,256.23	LoanType: As Of:	Unknown	Interest Rate: Interest Type:	
Current Lender (Ber	neficiary):	Fitzsimons Credit Union			
Current Owner:		Sergio Alberto Armendariz Ro	odriguez		
Grantee (Lender On Deed of Trust): Grantor (Borrower On Deed of Trust)		Pivot Lending Group Sergio Alberto Armendariz Ro	odriguez		
Publication: North	glenn-Thornton Sentine	El First Publication Date: Last Publication Date:	06/20/2024 07/18/2024		
Attorney for Benefici	iary: HOLST &	TEHRANI, LLP			
Attorney File Numbe	er: 80416	Phone:	(303)772-6666	Fax:	(303)772-2822

Address: 613 Rio Rancho Way, Brighton, CO 80601

Notices of Election and Demand Filed in Adams County

From April 16, 2024 Through April 16, 2024

		nce.			
Foreclosure Numb	er: A202480417				
NED Date: Driginal Sale Date:	04/16/2024 08/14/2024	Reception #:	2024000019579		
eed of Trust Date:	05/01/2019	Recording Date: Re-Recording Date	05/07/2019	Reception #: Re-Recorded #:	2019000034311
gal: LOT 75, NOR	THPARK SUBDIVISIO	N FILING NO. 13, COUNT	Y OF ADAMS, STATE OF	COLORADO.	
Address: 10052 Gr Driginal Note Amt: Current Amount:	rove Ct Unit C, Westmins \$365,262.00 \$337,895.40	ter, CO 80031-8410 LoanType: As Of:	FHA 11/01/2023	Interest Rate: Interest Type:	4.75 Fixed
	·		11/01/2025	interest type.	Tixed
Current Lender (Be	eneficiary):	FLAGSTAR BANK, N.A.			
Current Owner:		Matthew T. Barnhouse ANI			
Grantee (Lender Or	n Deed of Trust):	MORTGAGE ELECTRON FLAGSTAR BANK, FSB,		TEMS, INC. AS NOMINEE F	OR
Grantor (Borrower	On Deed of Trust)	Matthew T. Barnhouse ANI			
Publication: North	hglenn-Thornton Sentinel	First Publication Dat	e: 06/20/2024		
	C	Last Publication Date			
	riary. Janeway La	w Firm PC			
Attorney for Benefic	ciarj. Janeway La				
Attorney for Benefic Attorney File Numb		Phon	e: (303)706-9990	Fax: (303)706-9994
-	eer: 22-028555	Phon	e: (303)706-9990	Fax: (303)706-9994
Attorney File Numb	eer: 22-028555	Phon Reception #:	e: (303)706-9990 2024000019534	Fax: (303)706-9994
Attorney File Numb Foreclosure Numb	Der: 22-028555 Der: A202480418	Reception #:)706-9994
Attorney File Numb Foreclosure Numb NED Date:	Der: 22-028555 er: A202480418 04/16/2024			Fax: (303 Reception #: Re-Recorded #:)706-9994 2021000142030

Address: 11595 Pass Me by Road, Strasburg, CO 80136

Original Note Amt: Current Amount:	\$423,500.00 \$428,119.78	LoanType: As Of:	Unknown	Interest Rate: Interest Type:	3.375 Fixed		
Current Lender (Ben	eficiary):	Gateway Mortgage, a di	vision of Gateway First Bank				
Current Owner:		Jose David Gutierrez - V	Velazquez				
Grantee (Lender On]	Grantee (Lender On Deed of Trust):		Mortgage Electronic Registration Systems, Inc. as nominee for Gateway Mortgage Group, a division of Gateway First Bank, Its Successors and Assigns				
Grantor (Borrower On Deed of Trust)		Jose David Gutierrez - V	,	C			
Publication: Eastern	n Colorado News (I-7	70 Sco First Publication I	Date: 06/21/2024				
		Last Publication D	oate: 07/19/2024				
Attorney for Beneficia	ry: McCarthy	v & Holthus, LLP					
Attorney File Number	: CO-24-98	35830-LL Pł	none: (877)369-6122	Fax: (186)689-47369		

Notices of Election and Demand Filed in Adams County

From April 16, 2024 Through April 16, 2024

Priginal Sale Date:08/14/2024beed of Trust Date:10/11/2013Recording Date:10/22/2013Reception #:2013000091336Re-Recording Date:10/22/2013Re-Recorded #:2013000091336egal:LOT 7, BLOCK 13, A RESUBDIVISION OF BLOCK 13, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.State State Stat	•	blic Trustee makes n ct your own due dilig	-	anties about the accur:	acy or adequacy of these r	eports.
Original Sale Date: 08/14/2024 Deed of Trust Date: 10/11/2013 Recording Date: 10/22/2013 Reception #: 2013000091336 Re-Recording Date: Re-Recorded #: Legal: LOT 7, BLOCK 13, A RESUBDIVISION OF BLOCK 13, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. Address: 4524 WEST 65TH AVENUE, ARVADA, CO 80003 Original Note Amt: \$208,650.00 LoanType: FHA Interest Rate: 5.125 Current Amount: \$169,836.75 As Of: 12/01/2023 Interest Type: Fixed Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY Eucas J. Romero Fixed GUILD MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Granter (Lender On Deed of Trust): Lucas J. Romero GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Grantor (Borrower On Deed of Trust): Lucas J. Romero 07/18/2024 Publication: Norther Firm PUBLICATIOn Date: 06/20/2024 Last Publication Date: 06/20/2024 Exec (303)706-9994 Foreclosure Number: 14-001258 Phone: (303)706-9990 Fax: (303)706-9994	Foreclosure Numb	er: A202480419				
Deck of Trust Date: 10/11/2013 Recording Date: 10/22/2013 Reception #: 2013000091336 Re-Recording Date 10/22/2013 Reception #: 2013000091336 Re-Recording Date 10/22/2013 Reception #: 2013000091336 Re-Recording Date 10/22/2013 Reception #: 2013000091336 Research Participant Reception #: 2013000091336 Recerding Date 10/22/2013 Reception #: 2013000091336 Recerding Date SUBDIVISION OF BLOCK 13, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. Address: 4524 WEST 65TH AVENUE, ARVADA, CO 80003 Original Note Amt: \$208,650.00 LoanType: FHA Interest Rate: 5.125 Current Amount: \$169,836.75 As Of: 12/01/2023 Interest Rate: 5.125 Current Owner: CuCORADO HOUSING AND FINANCE AUTHORITY Current Owner: Eucas J. Romero Grantee (Lender On Dect of Trust) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Grantor (Borrower Dect of Trust) First Publication Date: 06/20/2024 Last Publication Date: 06/20/2024 Last Publication Date: 07/18/2024 Attorney File Number: 14-001258 Phone: 303/			Reception #:	2024000019535		
COLORADO. Address: 4524 WEST 65TH AVENUE, ARVADA, CO 80003 Original Note Amt: \$208,650.00 LoanType: FHA Interest Rate: 5.125 Current Amount: \$169,836.75 As Of: 12/01/2023 Interest Type: Fixed Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY Eucas J. Romero Fixed 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) Lucas J. Romero Publication: Northglenn-Thornton Sentine! First Publication Date: 06/20/2024 Last Publication Date: 07/18/2024 Attorney for Beneficiary: Janeway Law Firm PC Attorney File Number: 14-001258 Phone: (303)706-9990 Fax: (303)706-9994 Foreclosure Number: A202480420 Exception #: 2024000019567 Dirginal Sale Date: 08/09/2016 Reception #: 2016000064383	-	10/11/2013	-	10/22/2013	•	2013000091336
Original Note Amt:\$208,650.00 \$169,836.75LoanType:FHA 12/01/2023Interest Rate:5.125 Iterest Type:5.125 	0	K 13, A RESUBDIVIS	ION OF BLOCK 13, NORTI	HRIDGE SUBDIVISION,	COUNTY OF ADAMS, STA	TE OF
Original Note Amt:\$208,650.00 \$169,836.75LoanType:FHA 12/01/2023Interest Rate:5.125 Iterest Type:5.125 FixedCurrent Amount:\$169,836.75COLORADO HOUSING AND FINANCE AUTHORITYCurrent Owner:CULORADO HOUSING AND FINANCE AUTHORITYCurrent Owner:Lucas J. RomeroLucas J. RomeroGrantee (Lender On Deed of Trust):MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNSGrantor (Borrower Or Deed of Trust):MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Lucas J. RomeroMORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNSPublication:NorthylemThorn Sentine!First Publication Date:06/20/2024 Last Publication Date:06/20/2024 Or18/2024Attorney for Beneficiary:Janeway Law Firm PCFar:(303)706-9990Far:(303)706-9994Foreclosure Number:A202480420Reception #:2024000019567Original Sale Date:08/14/2024Recording Date:08/09/2016Reception #:2016000064383	4504 1015					
Current Amount: \$169,836.75 As Of: 12/01/2023 Interest Type: Fixed Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY Lucas J. Romero Eucas J. Romero Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Garantor (Borrower On Deed of Trust) Lucas J. Romero Publication: Northglenn-Thornton Sentinel First Publication Date: 06/20/2024 East Publication Date: 07/18/2024 Attorney for Beneficiary: Janeway Law Firm PC Fax: (303)706-9990 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 2024000019567 2016000064383 NED Date: 08/03/2016 Recording Date: 08/09/2016 Reception #: 2016000064383					Interest Date	5 105
Current Owner: Lucas J. Romero 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) Lucas J. Romero Publication: Northslenn-Thornton Sentinel First Publication Date: 06/20/2024 Attorney for Beneficiary: Janeway Law Firm PC Fax: (303)706-9990 Attorney File Number: 14-001258 Phone: (303)706-9990 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 2024000019567 Original Sale Date: 08/09/2016 Reception #: 2016000064383	-					
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) Lucas J. Romero Publication: Northglenn-Thornton Sentinel First Publication Date: 06/20/2024 Last Publication Date: 07/18/2024 Attorney for Beneficiary: Janeway Law Firm PC Attorney File Number: 14-001258 Phone: (303)706-99900 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 2024000019567 2016000064383 Original Sale Date: 08/14/2024 Recording Date: 08/09/2016 Reception #: 2016000064383	Current Lender (Be	neficiary):	COLORADO HOUSING	AND FINANCE AUTHO	RITY	
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS Lucas J. Romero Publication: North∎lenn-Thornton Sentinel First Publication Date: 06/20/2024 Last Publication Date: Attorney for Beneficiary: Janeway Law Firm PC Attorney File Number: 14-001258 Phone: (303)706-9990 Foreclosure Number: A202480420 NED Date: 04/16/2024 Reception #: 2024000019567 Original Sale Date: 08/04/2024 Recording Date: 08/09/2016 Reception #: 2016000064383	Current Owner:		Lucas J. Romero			
Grantor (Borrower On Deed of Trust) Lucas J. Romero Publication: Northstenn-Thornton Sentinel First Publication Date: 06/20/2024 Publication: Northstenner Janeway Lawstenner 07/18/2024 Attorney for Beneficiary: Janeway Lawsterner Foreclosure Yaneway Lawsterner Foreclosure Number: A202480420 Phone: (303)706-9990 Fax: (303)706-9994 NED Date: 04/16/2024 Reception #: 2024000019567 Zuneway Lawsterner Zuneway Lawsterner Zuneway Lawsterner Original Sale Date: 08/03/2016 Recording Date: 08/09/2016 Reception #: 201600064383	Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR					
Publication: Northglenn-Thornton Sentinel First Publication Date: 06/20/2024 Last Publication Date: 07/18/2024 Attorney for Beneficiary: Janeway Law Firm PC Attorney File Number: 14-001258 Phone: (303)706-99900 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 2024000019567 NED Date: 08/14/2024 Recording Date: 08/09/2016 Reception #: 2016000064383	Cuantan (Bannaman	On Dood of Truch		MPANY, ITS SUCCESSO	ORS AND ASSIGNS	
Last Publication Date: 07/18/2024 Attorney for Benefici rst Date: Janeway Law Firm PC Attorney File Number: 14-001258 Phone: (303)706-9990 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 202400019567 NED Date: 04/16/2024 Reception #: 202400019567 Original Sale Date: 08/14/2024 Recording Date: 08/09/2016 Reception #: 201600064383	Grantor (Borrower	On Deed of Trust)	Lucas J. Komero			
Attorney for Benefici Janeway Law Firm PC Attorney File Number: 14-001258 Phone: (303)706-99900 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 202400019567 NED Date: 04/16/2024 Reception #: 202400019567 Original Sale Date: 08/14/2024 Recording Date: 08/09/2016 Reception #: 201600064383	ublication: North	nglenn-Thornton Senting				
Attorney File Number: 14-001258 Phone: (303)706-9990 Fax: (303)706-9994 Foreclosure Number: A202480420 Reception #: 202400019567 NED Date: 08/14/2024 Reception #: 202400019567 Original Sale Date: 08/03/2016 Recording Date: 08/09/2016 Reception #: 201600064383	Attorney for Benefic	ierv Ineway I		e: 07/18/2024		
Foreclosure Number: A202480420 NED Date: 04/16/2024 Reception #: 2024000019567 Original Sale Date: 08/14/2024 Recording Date: 08/09/2016 Reception #: 2016000064383	-			ne: (303)706-9990	Fax: (3	03)706-9994
NED Date: 04/16/2024 Reception #: 2024000019567 Original Sale Date: 08/14/2024 Recording Date: 08/09/2016 Reception #: 2016000064383	*				- mir (0	
Original Sale Date: 08/14/2024 Deed of Trust Date: 08/03/2016 Recording Date: 08/09/2016 Reception #: 2016000064383				2024000019567		
Deed of Trust Date: 08/03/2016 Recording Date: 08/09/2016 Reception #: 2016000064383			icception ".	2021000019307		
Re-Recording Date Re-Recorded #:	-		Recording Date:	08/09/2016	Reception #:	2016000064383
	eed of Trust Date:				Do Docordod #	

Address: 2241 SAMUEL DRIVE, DENVER, CO 80221

Original Note Amt: Current Amount:	\$219,894.00 \$188,182.90	LoanType: As Of:	FHA	Interest Rate: Interest Type:	4.000 Fixed	
Current Lender (Bend	eficiary):	COLORADO HOUSING A	ND FINANCE AUTH	ORITY		
Current Owner:		LYNETTE WORKS SLOCU	UM AND ROBERT W	WORKS		
Grantee (Lender On Deed of Trust):		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS				
Grantor (Borrower O	n Deed of Trust)	LYNETTE WORKS SLOCU	UM AND ROBERT W	WORKS		
Publication: Northglenn-Thornton Sentinel First Publication Date: 06/20/2024						
		Last Publication Dates	: 07/18/2024			
Attorney for Beneficia	Attorney for Beneficiary: Janeway Law Firm PC					
Attorney File Number	: 22-026883	Phone	e: (303)706-9990	Fax: (3	03)706-9994	