

Notices of Election and Demand Filed in Adams County

From April 29, 2025 Through April 29, 2025

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: A202581128

NED Date: 04/29/2025 **Reception #:** 2025000023546
Original Sale Date: 08/27/2025
Deed of Trust Date: 04/24/2023 **Recording Date:** 04/27/2023 **Reception #:** 2023000023311
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 6, NORTH GLENN - FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10475 Grant Drive, Northglenn, CO 80233

Original Note Amt: \$432,030.00 **LoanType:** Unknown **Interest Rate:** 5.625
Current Amount: \$427,794.38 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Brent Stenger
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Brent Stenger

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1011351-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581129

NED Date: 04/29/2025 **Reception #:** 2025000023547
Original Sale Date: 08/27/2025
Deed of Trust Date: 11/10/2021 **Recording Date:** 12/07/2021 **Reception #:** 2021000142195
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK "B", WARNER SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1923 Burton St, Strasburg, CO 80136

Original Note Amt: \$175,000.00 **LoanType:** Unknown **Interest Rate:** 2.988
Current Amount: \$165,638.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Randy L Dalton
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Randy L Dalton

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 07/04/2025
Last Publication Date: 08/01/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1013352-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202581130

NED Date: 04/29/2025

Reception #: 2025000023548

Original Sale Date: 08/27/2025

Deed of Trust Date: 10/31/2019

Recording Date: 11/01/2019

Reception #: 2019000094466

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0172106222028

Address: 11982 Bellaire Street #B, Thornton, CO 80233

Original Note Amt: \$217,979.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$198,325.92

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Christine Alvarado

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Christine Alvarado

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034628

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