

Notices of Election and Demand Filed in Adams County

From May 01, 2025 Through May 01, 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: A202581131

NED Date: 05/01/2025

Reception #: 2025000024243

Original Sale Date: 08/27/2025

Deed of Trust Date: 03/17/2022

Recording Date: 03/29/2022

Reception #: 2022000027289

Re-Recording Date

Re-Recorded #:

Legal: NORTH 10 FEET OF LOT 35, ALL OF LOT 36, SOUTH 20 FEET OF LOT 37, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 67, AURORA, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

**The Deed of Trust was corrected by Affidavit of Correction recorded on 4/3/2025 at Reception No. 2025000017895 in Adams County, Colorado.

Address: 1949 Beeler Street, Aurora, CO 80010

Original Note Amt: \$532,500.00

LoanType: FHA

Interest Rate: 4.025

Current Amount: \$248,748.49

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Traditional Mortgage Acceptance Corporation

Current Owner: Lashay Armstrong

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationwide Equities Corporation, its successors and assigns

Grantor (Borrower On Deed of Trust) Barbara Maddox

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO24505

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581132

NED Date: 05/01/2025

Reception #: 2025000024244

Original Sale Date: 08/27/2025

Deed of Trust Date: 11/12/2021

Recording Date: 11/17/2021

Reception #: 2021000135194

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 4, SECOND CREEK FARM FILING NO. 1, 1ST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8877 WALDEN ST, COMMERCE CITY, CO 80022

Original Note Amt: \$535,343.00

LoanType: Unknown

Interest Rate: 3.125

Current Amount: \$501,271.70

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	RIGOBERTO ZEPEDA SOSA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC
Grantor (Borrower On Deed of Trust)	RIGOBERTO ZEPEDA SOSA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010399921

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581133

NED Date: 05/01/2025

Reception #: 2025000024239

Original Sale Date: 08/27/2025

Deed of Trust Date: 08/30/2021

Recording Date: 08/31/2021

Reception #: 2021000103767

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 5, WOODGLEN FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171901417002

Address: 3247 E 112th Place, Thornton, CO 80233

Original Note Amt: \$461,487.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$432,007.80

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Gose Frayre Valle AND Jose Fraire, Jr.
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Gose Frayre Valle AND Jose Fraire, Jr.

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: 25-034708

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581134

NED Date: 05/01/2025 **Reception #:** 2025000024241
Original Sale Date: 08/27/2025
Deed of Trust Date: 06/09/2023 **Recording Date:** 06/09/2023 **Reception #:** 2023000032723
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 10, RIVER OAKS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11043 Nome Street, Commerce City, CO 80640

Original Note Amt: \$476,190.00 **LoanType:** FHA **Interest Rate:** 6.750
Current Amount: \$469,791.97 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nations Lending Corporation
Current Owner: Melvin Joel Gomez Linares
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nations
Lending Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Melvin Joel Gomez Linares

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

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO24671 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581135

NED Date: 05/01/2025 **Reception #:** 2025000024242
Original Sale Date: 08/27/2025
Deed of Trust Date: 02/04/2022 **Recording Date:** 02/08/2022 **Reception #:** 2022000012103
Re-Recording Date **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 12154 Melody Drive Unit 203, Westminster, CO 80234

Original Note Amt: \$196,000.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$186,919.63 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Fifth Third Bank, N.A.
Current Owner: Bryce Brassart, in Severalty
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Highlands
Residential Mortgage, LTD
Grantor (Borrower On Deed of Trust) Bryce Brassart, in Severalty

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

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO250019 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: A202581136

NED Date: 05/01/2025

Reception #: 2025000024250

Original Sale Date: 08/27/2025

Deed of Trust Date: 06/17/2021

Recording Date: 06/23/2021

Reception #: 2021000075512

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 91D OF BLOCKS 91A, 91D, 91E AND 91F OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9451 High St, Thornton, CO 80229

Original Note Amt: \$286,400.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$268,915.20

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Citizens Bank, N.A.

Current Owner: Richard Williams

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ideal Home Loans LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Richard Williams

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO21778

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581137

NED Date: 05/01/2025

Reception #: 2025000024245

Original Sale Date: 08/27/2025

Deed of Trust Date: 03/04/2022

Recording Date: 03/10/2022

Reception #: 2022000021983

Re-Recording Date

Re-Recorded #:

Legal: LOT 46, THE VILLAS AT NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11590 Community Center Dr Apt 46, Northglenn, CO 80233

Original Note Amt: \$304,000.00

LoanType: FHLMC

Interest Rate: 3.49

Current Amount: \$289,472.78

As Of: 10/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Lucille Clapham

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation

Grantor (Borrower On Deed of Trust) Lucille Clapham

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 22CO00265-1

Phone: (720)259-6710

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