

Notices of Election and Demand Filed in Adams County

From January 07, 2025 Through January 07, 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: A202279477 **Restarted**

NED Date: 01/07/2025 **Reception #:**
Original Sale Date: 04/30/2025
Deed of Trust Date: 01/09/2020 **Recording Date:** 01/14/2020 **Reception #:** 202000004612
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, ELBERT SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7051 Cherry Street, Commerce City, CO 80022

Original Note Amt: \$151,600.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$147,270.78 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: Jerald D. Haggard
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee or Paramount
Equity Mortgage, LLC dba Loanpal, its successors and assigns
Grantor (Borrower On Deed of Trust) Jerald D. Haggard

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029765 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580873

NED Date: 01/07/2025 **Reception #:** 202500000773
Original Sale Date: 04/30/2025
Deed of Trust Date: 04/24/2015 **Recording Date:** 04/29/2015 **Reception #:** 2015000031060
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 6, HIGH POINT VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171935228024

Address: 7934 Marion Circle, Thornton, CO 80229

Original Note Amt: \$182,400.00 **LoanType:** Conventional **Interest Rate:** 4.875
Current Amount: \$168,005.86 **As Of:** 08/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP Asset Company, Inc.
Current Owner: Juan Muniz Villaruel
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Juan Muniz Villaruel

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033824 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580878

NED Date: 01/07/2025 **Reception #:** 2025000000783
Original Sale Date: 04/30/2025
Deed of Trust Date: 09/01/2006 **Recording Date:** 09/11/2006 **Reception #:** 20060911000914740
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 19, NORTH GLENN- EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11317 Fowler Drive, Northglenn, CO 80233

Original Note Amt: \$165,600.00 **LoanType:** Conventional **Interest Rate:** 7.375
Current Amount: \$105,169.45 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7
Current Owner: Cheryl K Williams AND Ellen M Huffman
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Cheryl K Williams AND Ellen M Huffman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033832 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580879

NED Date: 01/07/2025 **Reception #:** 2025000000796
Original Sale Date: 04/30/2025
Deed of Trust Date: 09/08/2022 **Recording Date:** 09/13/2022 **Reception #:** 2022000076450
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, View Point East, 2nd Filing, P.U.D., County of Adams, State of Colorado.

Address: 15165 Umpire St, Brighton, CO 80603

Original Note Amt: \$644,000.00 **LoanType:** CONV **Interest Rate:** 6.25
Current Amount: \$630,476.98 **As Of:** 08/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust
Current Owner: Rory Markgraf
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loan Simple, Inc.
Grantor (Borrower On Deed of Trust) Rory Markgraf

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: 24CO00364-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202580880

NED Date: 01/07/2025 **Reception #:** 2025000000779
Original Sale Date: 04/30/2025
Deed of Trust Date: 07/20/2017 **Recording Date:** 07/24/2017 **Reception #:** 2017000063282
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 15, FRONTERRA VILLAGE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16483 E 98TH WAY, COMMERCE CITY, CO 80022

Original Note Amt: \$323,000.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$336,252.61 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: WELCOME TO REALTY LLC 401K PP
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR PEOPLES NATIONAL BANK
Grantor (Borrower On Deed of Trust) JOSEPH STEVEN MENDIOLA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010334563 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202580881

NED Date: 01/07/2025 **Reception #:** 2025000000816
Original Sale Date: 04/30/2025
Deed of Trust Date: 10/02/2012 **Recording Date:** 10/09/2012 **Reception #:** 2012000075845
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 8, PARK TERRACE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7001 BEACON WAY, WESTMINSTER, CO 80030

Original Note Amt: \$170,848.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: \$136,188.79 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: ELENA AGUILAR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust) ELENA AGUILAR

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010237956 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202580882

NED Date: 01/07/2025 **Reception #:** 202500000817
Original Sale Date: 04/30/2025
Deed of Trust Date: 11/15/2021 **Recording Date:** 11/19/2021 **Reception #:** 2021000136451
Re-Recording Date **Re-Recorded #:**

Legal: Lot 4, Block 2, Aurora East Village Subdivision, County of Adams, State of Colorado.

Address: 1613 Ensenada Way, Aurora, CO 80011

Original Note Amt: \$125,000.00 **LoanType:** Unknown **Interest Rate:** 2.990
Current Amount: \$118,315.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Timothy George and Sherry Black
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Advance Mortgage & Investment Company, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Timothy George and Sherry Black

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: CO23821 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202580883

NED Date: 01/07/2025 **Reception #:** 202500000843
Original Sale Date: 04/30/2025
Deed of Trust Date: 07/02/2020 **Recording Date:** 07/28/2020 **Reception #:** 2020000071154
Re-Recording Date 04/12/2022 **Re-Recorded #:** 2022000032421

Legal: Lot 27, Block 4, Stapleton Aurora Subdivision Filing No. 2, County of Adams, state of Colorado.

**The Deed of Trust has been corrected by an Affidavit of Correction recorded on 4/5/2022 at Reception No. 2022000030003, records of Adams County, State of Colorado.

Address: 10859 E 25th Dr, Aurora, CO 80010-1185

Original Note Amt: \$405,678.00 **LoanType:** Unknown **Interest Rate:** 2.990
Current Amount: \$371,661.55 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Anna Locke
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Anna Locke

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: CO11407 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202580884

NED Date: 01/07/2025 **Reception #:** 2025000000845
Original Sale Date: 04/30/2025
Deed of Trust Date: 05/09/2016 **Recording Date:** 06/28/2016 **Reception #:** 2016000051047
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 1, HKS ADDITION THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1305 Jessup Street, Brighton, CO 80601-1826

Original Note Amt: \$25,000.00 **LoanType:** Conventional **Interest Rate:** 9.64
Current Amount: \$19,288.47 **As Of:** 08/15/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: Raymond A. Blanco
Grantee (Lender On Deed of Trust): PUBLIC SERVICE CREDIT UNION
Grantor (Borrower On Deed of Trust): Raymond A. Blanco

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033807 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580885

NED Date: 01/07/2025 **Reception #:** 2025000000849
Original Sale Date: 04/30/2025
Deed of Trust Date: 07/29/2022 **Recording Date:** 08/04/2022 **Reception #:** 2022000066514
Re-Recording Date: **Re-Recorded #:**

Legal: Lot Eight (8), Block Thirteen (13), Coronado Subdivision, together with all improvements located thereon, County of Adams, State of Colorado.

Address: 8341 Downing Dr, Denver, CO 80229

Original Note Amt: \$307,030.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$297,542.39 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Jordan Sandoval, Susan K Lefebvre
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): Susan K Lefebvre and Jordan Sandoval

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025
Last Publication Date: 04/03/2025

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

Attorney File Number: 24CO00602-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202580886

NED Date: 01/07/2025

Reception #: 2025000000915

Original Sale Date: 04/30/2025

Deed of Trust Date: 05/19/2021

Recording Date: 06/03/2021

Reception #: 2021000067406

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 3951 West 77th Avenue, Westminster, CO 80030

Original Note Amt: \$637,500.00

LoanType: Unknown

Interest Rate: 1.425

Current Amount: \$231,712.08

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary):	Carrington Mortgage Services, LLC
Current Owner:	Janet Ryan and Paul F. Ryan
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Reverse Mortgage Funding LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Janet Ryan and Paul F. Ryan

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/06/2025

Last Publication Date: 04/03/2025

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

Attorney File Number: CO24111

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