

Notices of Election and Demand Filed in Adams County

From January 16, 2025 Through January 16, 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: A202580896

NED Date: 01/16/2025 **Reception #:** 2025000002643
Original Sale Date: 05/14/2025
Deed of Trust Date: 10/09/2020 **Recording Date:** 10/21/2020 **Reception #:** 2020000107465
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 10, PARK TERRACE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7150 Beach Street, Westminster, CO 80030

Original Note Amt: \$495,000.00 **LoanType:** Unknown **Interest Rate:** 2.808
Current Amount: \$209,500.18 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Frank T Lilly
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Cherry Creek Mortgage Co., Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Frank T Lilly

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1004400-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202580897

NED Date: 01/16/2025 **Reception #:** 2025000002644
Original Sale Date: 05/14/2025
Deed of Trust Date: 03/03/2022 **Recording Date:** 03/04/2022 **Reception #:** 2022000020365
Re-Recording Date **Re-Recorded #:**

Legal: Lot 6, Block 13, River Run Subdivision Filing No. 3, County of Adams, State of Colorado.

Address: 11855 E 116th Ave, Commerce City, CO 80640

Original Note Amt: \$451,500.00 **LoanType:** VA **Interest Rate:** 4.25
Current Amount: \$443,239.30 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Anthony Cerveza Arellano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust) Anthony Cerveza Arellano

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

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

Attorney File Number: 23CO00507-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202580898

NED Date: 01/16/2025 **Reception #:** 2025000002639
Original Sale Date: 05/14/2025
Deed of Trust Date: 04/06/2007 **Recording Date:** 05/18/2007 **Reception #:** 2007000049299
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 1, NORTHMOOR SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1093 WEST 85TH AVENUE, DENVER, CO 80260

Original Note Amt: \$210,000.00 **LoanType:** Unknown **Interest Rate:** 6.875
Current Amount: \$279,139.48 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST
Current Owner: RUBEN J. MUNIZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FIRST MAGNUS FINANCIAL CORPORATION
Grantor (Borrower On Deed of Trust) RUBEN J. MUNIZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 0000010332278 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202580899

NED Date: 01/16/2025 **Reception #:** 2025000002645
Original Sale Date: 05/14/2025
Deed of Trust Date: 08/12/2022 **Recording Date:** 08/16/2022 **Reception #:** 2022000069067
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 17, BROMLEY PARK FILING NO. 5,COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5238 GROSBEAK STREET, BRIGHTON, CO 80601

Original Note Amt: \$512,311.00 **LoanType:** FHA **Interest Rate:** 4.750
Current Amount: \$500,772.05 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: TITILAYO FAMUYIWA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust) TITILAYO FAMUYIWA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010346922 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202580900

NED Date: 01/16/2025 **Reception #:** 2025000002647
Original Sale Date: 05/14/2025
Deed of Trust Date: 10/25/2004 **Recording Date:** 11/01/2004 **Reception #:** 20041101001096590
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 6, VILLAGES NORTH SUBDIVISION FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9324 Harrison Street, Thornton, CO 80229

Original Note Amt: \$191,907.00 **LoanType:** Unknown **Interest Rate:** 4.000
Current Amount: \$146,809.24 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Carlesia R. Shuman and Adam C. Valentine
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Carlesia R. Shuman and Adam C. Valentine

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1005472-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202580901

NED Date: 01/16/2025 **Reception #:** 2025000002640
Original Sale Date: 05/14/2025
Deed of Trust Date: 09/04/2020 **Recording Date:** 09/04/2020 **Reception #:** 2020000088373
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 402, THE RAFT CLUB CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON JANUARY 16, 1978, IN BOOK 2206 AT PAGE 299, AND CONDOMINIUM MAP RECORDED ON JANUARY 16, 1978 IN BOOK 2206 AT PAGE 318, OF THE ADAMS COUNTY RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1655 HAVANA ST. UNIT 402, AURORA, CO 80010

Original Note Amt: \$125,000.00 **LoanType:** VA **Interest Rate:** 2.625
Current Amount: \$116,196.43 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY
Current Owner: CLARK SNYDER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS
Grantor (Borrower On Deed of Trust) CLARK SNYDER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010151967 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202580902

NED Date: 01/16/2025 **Reception #:** 2025000002641
Original Sale Date: 05/14/2025
Deed of Trust Date: 02/18/2022 **Recording Date:** 03/03/2022 **Reception #:** 2022000019535
 Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 3, MCCOY HILLS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO
APN#: 0171914301018

Address: 9825 Lafayette St, Thornton, CO 80229

Original Note Amt: \$249,000.00 **LoanType:** Conventional **Interest Rate:** 3.875
Current Amount: \$247,476.66 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): AMERICAN FINANCIAL NETWORK, INC.
Current Owner: Gerardo Gonzalez Gonzalez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gerardo Gonzalez Gonzalez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
 Last Publication Date: 04/17/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-033886 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580903

NED Date: 01/16/2025 **Reception #:** 2025000002642
Original Sale Date: 05/14/2025
Deed of Trust Date: 09/17/2022 **Recording Date:** 09/22/2022 **Reception #:** 2022000079270
 Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, THE CENTENNIAL ADDITION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 125 Hancock Ct., Bennett, CO 80102

Original Note Amt: \$420,000.00 **LoanType:** VA **Interest Rate:** 5.99
Current Amount: \$416,589.59 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Steven Conner
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Lending 3, Inc, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Steven Conner

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 03/21/2025
 Last Publication Date: 04/18/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-031323 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580904

NED Date: 01/16/2025 **Reception #:** 2025000002689
Original Sale Date: 05/14/2025
Deed of Trust Date: 08/25/2023 **Recording Date:** 08/28/2023 **Reception #:** 2023000049002
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 40 FEET OF LOT 13 AND THE SOUTH 40 FEET OF THE EAST 17 FEET OF LOT 14, BLOCK 2, RESUBDIVISION OF BLOCKS 6 AND 10, MALCOM'S SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156906422006

Address: 77 North 5th Avenue, Brighton, CO 80601

Original Note Amt: \$324,022.00 **LoanType:** FHA **Interest Rate:** 6.875
Current Amount: \$320,940.38 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Castorena Esquivel, Guadalupe, Lopez, Alfredo, Mesa
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alfredo Mesa Lopez AND Guadalupe Castorena Esquivel

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-033908 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580905

NED Date: 01/16/2025 **Reception #:** 2025000002717
Original Sale Date: 05/14/2025
Deed of Trust Date: 06/24/2003 **Recording Date:** 07/01/2003 **Reception #:** C1167058
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 16, SKYLINE VISTA FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2566 SKYLINE DRIVE, WESTMINSTER, CO 80030

Original Note Amt: \$27,000.00 **LoanType:** Unknown **Interest Rate:** 11.250
Current Amount: \$25,360.15 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Dyck O'Neal, Inc.
Current Owner: JAMES D. IIAMS, AND GINGER L. IIAMS
Grantee (Lender On Deed of Trust): FIRST FRANKLIN FINANCIAL CORPORATION
Grantor (Borrower On Deed of Trust) JAMES D. IIAMS, AND GINGER L. IIAMS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025
Last Publication Date: 04/17/2025

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48167012 **Phone:** (877)353-2146 X1017 **Fax:**

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Foreclosure Number: A202580906

NED Date: 01/16/2025

Reception #: 2025000002815

Original Sale Date: 05/14/2025

Deed of Trust Date: 03/18/2022

Recording Date: 03/23/2022

Reception #: 2022000025969

Re-Recording Date

Re-Recorded #:

Legal: THAT PART OF PLOT 8, BREWER'S FIRST ADDITION TO DERBY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID PLOT 8; THENCE EAST 150 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID PLOT 8; THENCE NORTH 47.5 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID PLOT 8; THENCE WEST 150 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID PLOT 8; THENCE 47.5 FEET ALONG THE WEST LINE OF SAID PLOT 8 TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7360 KRAMERIA ST, COMMERCE CITY, CO 80022

Original Note Amt: \$480,000.00

LoanType: VA

Interest Rate: 2.250

Current Amount: \$464,831.18

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	PETRA VIOLET VASQUEZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust)	PETRA VIOLET VASQUEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/20/2025

Last Publication Date: 04/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

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