From January 23, 2025 Through January 23, 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: A202580908

NED Date: 01/23/2025 **Reception #:** 2025000003693

Original Sale Date: 05/21/2025

Deed of Trust Date: 12/23/2019 **Recording Date:** 01/03/2020 **Reception #:** 2020000001169

Re-Recording Date Re-Recorded #:

Legal: LOT 18, BLOCK 3, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 47311 Iris Ave., Bennett, CO 80102

Original Note Amt:\$358,290.00LoanType:FHAInterest Rate:4.5Current Amount:\$326,539.63As Of:09/01/2024Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Kwasi Yeboah AND Eva Henewaa Bonsu

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Kwasi Yeboah AND Eva Henewaa Bonsu

Publication: Eastern Colorado News (I-70 Sco First Publication Date: 03/28/2025

Last Publication Date: 04/25/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031898 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580909

NED Date: 01/23/2025 **Reception #:** 2025000003694

Original Sale Date: 05/21/2025

Deed of Trust Date: 07/18/2017 **Recording Date:** 07/21/2017 **Reception #:** 2017000062819

Re-Recording Date Re-Recorded #:

Legal: LOT 12, BLOCK 25A, SHERRELWOOD ESTATES FILING NO. 3A, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1221 El Paso Blvd, Denver, CO 80221

Original Note Amt:\$311,557.00LoanType:VAInterest Rate:4.375Current Amount:\$302,734.20As Of:Interest Type:Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Daniel Vigil and Susan Vigil

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for American Liberty Mortgage

Inc, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Daniel Vigil and Susan Vigil

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/27/2025

Last Publication Date: 04/24/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1006150-LL Phone: (877)369-6122 Fax: (186)689-47369

From January 23, 2025 Through January 23, 2025

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Foreclosure Number: A202580910

NED Date: 01/23/2025 **Reception #:**

Original Sale Date: 05/21/2025

Deed of Trust Date: 10/11/2013 **Recording Date:** 10/22/2013 **Reception #:** 2013000091336

Re-Recording Date Re-Recorded #:

2025000003718

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:\$208,650.00LoanType:FHAInterest Rate:5.125Current Amount:\$166,076.44As Of:Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

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: Northglenn-Thornton Sentinel **First Publication Date:** 03/27/2025

Last Publication Date: 04/24/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 14-001258 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580911

NED Date: 01/23/2025 **Reception #:** 2025000003774

Original Sale Date: 05/21/2025

Deed of Trust Date: 05/09/2022 **Recording Date:** 05/12/2022 **Reception #:** 2022000042852

Re-Recording Date Re-Recorded #:

Legal: LOT 2, BLOCK 4, REUNION RIDGE FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10256 Worchester St, Commerce City, CO 80022-9139

Original Note Amt:\$210,000.00Loan Type:UnknownInterest Rate:5.000Current Amount:\$209,641.18As Of:Interest Type:Fixed

Current Lender (Beneficiary): BOKF, N.A.

Current Owner: Megan Jurgens and Cliff Jurgens II

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nest Home Lending,

LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Megan Jurgens and Cliff Jurgens II

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 03/27/2025

Last Publication Date: 04/24/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1005226-LL Phone: (877)369-6122 Fax: (186)689-47369

From January 23, 2025 Through January 23, 2025

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Foreclosure Number: A202580912

NED Date: 01/23/2025 **Reception #:**

Original Sale Date: 05/21/2025

Deed of Trust Date: 10/25/2021 **Recording Date:** 10/26/2021 **Reception #:** 2021000125989

Re-Recording Date Re-Recorded #:

2025000003768

Legal: LOT 26, BLOCK 7, NORTHBOROUGH HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2708 W 98th Drive, Federal Heights, CO 80260

Original Note Amt:\$441,849.00LoanType:FHAInterest Rate:3.25Current Amount:\$416,792.86As Of:09/01/2024Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose Martinez AND Tasha Alcon

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Tasha Alcon AND Jose Martinez

Publication: Northglenn-Thornton Sentinel First Publication Date: 03/27/2025

Last Publication Date: 04/24/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-033943 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580913

NED Date: 01/23/2025 **Reception #:** 2025000003772

Original Sale Date: 05/21/2025

Deed of Trust Date: 10/08/2021 **Recording Date:** 10/15/2021 **Reception #:** 2021000122100

Re-Recording Date Re-Recorded #:

Legal: CONDOMINIUM UNIT 22D, BUILDING 22, THE LAKES AT DUNES PARK, ACCORDING TO THE CONDOMINIUM MAP

RECORDED ON APRIL 23, 2018 AT RECEPTION NO. 2018000032265 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE

CONDOMINIUMS DECLARATION FOR THE LAKE OF THE DUNES PARK, RECORDED ON OCTOBER 17, 2001 AT RECEPTION NO. C0874352, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11250 FLORENCE ST, #22D, COMMERCE CITY, CO 80640-9381

Original Note Amt:\$281,600.00Loan Type:UnknownInterest Rate:3.375Current Amount:\$267,442.52As Of:Interest Type:Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Current Owner:SARAH R DOMINGUEZGrantee (Lender On Deed of Trust):WELLS FARGO BANK, NA.Grantor (Borrower On Deed of Trust)SARAH R DOMINGUEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/27/2025

Last Publication Date: 04/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010354587 Phone: (303)350-3711 Fax: (303)813-1107

From January 23, 2025 Through January 23, 2025

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Foreclosure Number: A202580914

NED Date: 01/23/2025 **Reception #:** 2025000003879

Original Sale Date: 05/21/2025

Deed of Trust Date: 06/26/2020 **Recording Date:** 07/02/2020 **Reception #:** 2020000061093

Re-Recording Date Re-Recorded #:

Legal: LOT 18, BLOCK 2, NORTHBOROUGH HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

Address: 10020 BEACH ST, DENVER, CO 80260

Original Note Amt:\$382,936.00LoanType:FHAInterest Rate:3.500Current Amount:\$350,941.24As Of:Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: JOY I SCHMITTER

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

DIRECTORS MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) JOY I SCHMITTER

Publication: Northglenn-Thornton Sentinel First Publication Date: 03/27/2025

Last Publication Date: 04/24/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029281 **Phone:** (303)706-9990 **Fax:** (303)706-9994