

Notices of Election and Demand Filed in Adams County

From February 04, 2025 Through February 04, 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: A202580931

NED Date: 02/04/2025 **Reception #:** 2025000005975
Original Sale Date: 06/04/2025
Deed of Trust Date: 02/10/2017 **Recording Date:** 02/13/2017 **Reception #:** 2017000013574
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 57, PERL-MACK MANOR, NINTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1283 Lipan Drive, Denver, CO 80221

Original Note Amt: \$221,250.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$184,845.30 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): FirstBank
Current Owner: Daniel Rendon-Sanchez
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Daniel Rendon-Sanchez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 127258770.1 **Phone:** (303)623-9000 **Fax:**

Foreclosure Number: A202580932

NED Date: 02/04/2025 **Reception #:** 2025000005974
Original Sale Date: 06/04/2025
Deed of Trust Date: 11/16/2004 **Recording Date:** 11/22/2004 **Reception #:** 20041122001183550
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 8, SKYLAKE RANCH, ACCORDING TO THE PLAT RECORDED SEPTEMBER 17, 1985 IN PLAT BOOK P46 AT PAGE 314. RATIFICATION OF PLAT RECORDED 1986 IN BOOK 3225 AT PAGE 921, COUNTY OF ADAMS, STATE OF COLORADO

Address: 5211 E 119th Ct, Thornton, CO 80233-1897

Original Note Amt: \$142,320.00 **LoanType:** Unknown **Interest Rate:** 1.000
Current Amount: \$81,287.84 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-04, Mortgage Pass-Through Certificates, Series 2005-04
Current Owner: Albert Anthony Capra
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Albert Anthony Capra

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

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

Attorney File Number: CO24206 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202580933

NED Date: 02/04/2025 **Reception #:** 2025000005976
Original Sale Date: 06/04/2025
Deed of Trust Date: 01/14/2022 **Recording Date:** 01/21/2022 **Reception #:** 2022000006540
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 16, WOODGLEN FILING NO. 6, COUNTY OF ADAMS STATE OF COLORADO.

APN NUMBER: 0172106310008

Address: 4791 E 113th Ave, Thornton, CO 80233

Original Note Amt: \$712,500.00 **LoanType:** FHA **Interest Rate:** 6.75
Current Amount: \$254,445.20 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: Joseph D. Smith AND E. Jane Smith
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Joseph D. Smith AND E. Jane Smith

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034014 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580934

NED Date: 02/04/2025 **Reception #:** 2025000006181
Original Sale Date: 06/04/2025
Deed of Trust Date: 09/30/2019 **Recording Date:** 10/02/2019 **Reception #:** 2019000083339
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 12, OF BLOCKS 11, 12 AND 13 OF THORTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1131 OAK PLACE, THORNTON, CO 80229

Original Note Amt: \$306,450.00 **LoanType:** VA **Interest Rate:** 3.750
Current Amount: \$298,404.16 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): TRUIST BANK
Current Owner: RANDOLPH ROMERO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
NOVA FINANCIAL & INVESTMENT CORPORATION
Grantor (Borrower On Deed of Trust) RANDOLPH ROMERO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/10/2025
Last Publication Date: 05/08/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010358315 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202580935

NED Date: 02/04/2025

Reception #: 2025000006179

Original Sale Date: 06/04/2025

Deed of Trust Date: 09/11/2020

Recording Date: 09/16/2020

Reception #: 2020000092271

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, REUNION FILING NO. 6 FIRST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16061 Fairway Drive, Commerce City, CO 80022

Original Note Amt: \$575,000.00

LoanType: Unknown

Interest Rate: 3.375

Current Amount: \$598,842.62

As Of:

Interest Type: Fixed

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

Current Owner: Paula Tillman Warner and Shannon Jacob Warner

Grantee (Lender On Deed of Trust): BOKF NA DBA BOK Financial Mortgage

Grantor (Borrower On Deed of Trust): Paula Tillman Warner and Shannon Jacob Warner

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/10/2025

Last Publication Date: 05/08/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1007377-LL

Phone: (877)369-6122

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