

Notices of Election and Demand Filed in Adams County

From February 13, 2024 Through February 13, 2024

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: A202480319

NED Date: 02/13/2024 **Reception #:** 2024000007213
Original Sale Date: 06/12/2024
Deed of Trust Date: 03/10/2004 **Recording Date:** 03/22/2004 **Reception #:** 20040322000125970
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 25 AND 26, EXCLUDING THE REAR 8 FEET, BLOCK 66, AURORA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1901 ALTON STREET, Aurora, CO 80010-1718

Original Note Amt: \$101,500.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$70,052.20 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: NORMA B. GRIJALVA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IRWIN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) NORMA B. GRIJALVA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/18/2024
Last Publication Date: 05/16/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031804 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480320

NED Date: 02/13/2024 **Reception #:** 2024000007215
Original Sale Date: 06/12/2024
Deed of Trust Date: 11/05/2021 **Recording Date:** 11/09/2021 **Reception #:** 2021000131422
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 4, BLACKSTONE RANCH FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 56259 E 23rd Place, Strasburg, CO 80136

Original Note Amt: \$456,498.00 **LoanType:** **Interest Rate:**
Current Amount: \$441,015.11 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Alonso Rios Cervera and Ivan Cancino
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Elevations Credit Union, its successors and assigns
Grantor (Borrower On Deed of Trust) Alonso Rios Cervera and Ivan Cancino

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 04/19/2024
Last Publication Date: 05/17/2024

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

Attorney File Number: CO22840 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480321

NED Date: 02/13/2024

Reception #: 2024000007214

Original Sale Date: 06/12/2024

Deed of Trust Date: 10/29/2010

Recording Date: 11/03/2010

Reception #: 2010000075840

Re-Recording Date

Re-Recorded #:

Legal: THE WEST 1/2 OF LOT 2, RUBLE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2452 WEST 55TH AVENUE, DENVER, CO 80221

Original Note Amt: \$76,963.00

LoanType: Unknown

Interest Rate: 4.875

Current Amount: \$53,003.18

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION

Current Owner: GUSTAVO ESCALERA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR 360 MORTGAGE GROUP, LLC

Grantor (Borrower On Deed of Trust) GUSTAVO ESCALERA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/18/2024

Last Publication Date: 05/16/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010049765

Phone: (303)350-3711

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