

Notices of Election and Demand Filed in Adams County

From February 13, 2025 Through February 13, 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: A202380099 **Restarted**

NED Date: 02/13/2025 **Reception #:** 2025000007780
Original Sale Date: 06/11/2025
Deed of Trust Date: 10/23/2021 **Recording Date:** 01/19/2022 **Reception #:** 2022000004941
Re-Recording Date **Re-Recorded #:**

Legal: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF CO, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 2, MERRILL-CLANCY ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.
BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM CHRISTINE LILLARD N/K/A CHRISTINE THIEMAN TO CHRISTINE M. THIEMAN BY THE DEED DATED JUNE 23, 2021 AND RECORDED JULY 1, 2021 AS INSTRUMENT NUMBER 2021000079516 OF OFFICIAL RECORDS.

Address: 872 S. 3rd Ave, Brighton, CO 80601

Original Note Amt: \$185,000.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$180,845.75 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriSave Mortgage Corporation
Current Owner: Christine M. Thieman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for AmeriSave Mortgage Corporation its successors and assigns
Grantor (Borrower On Deed of Trust) Christine M. Thieman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Messner Reeves LLP
Attorney File Number: 8021.0052 **Phone:** (303)623-4806 **Fax:** (303)623-0552

Foreclosure Number: A202580948

NED Date: 02/13/2025 **Reception #:** 2025000007894
Original Sale Date: 06/11/2025
Deed of Trust Date: 04/10/2009 **Recording Date:** 04/16/2009 **Reception #:** 2009000026655
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, HYLAND GREENS SUBDIVISION FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

Address:

Original Note Amt: \$25,000.00 **LoanType:** Conventional **Interest Rate:** 5.25
Current Amount: \$15,118.24 **As Of:** 09/29/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Stephen L. Grewe AND Virginia M. R. Grewe
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust) Stephen L. Grewe AND Virginia M. R. Grewe

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033694 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580949

NED Date: 02/13/2025

Reception #: 2025000007782

Original Sale Date: 06/11/2025

Deed of Trust Date: 06/02/2006

Recording Date: 06/07/2006

Reception #: 20060607000585420

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 2, THE CENTENNIAL ADDITION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.
*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 4, 2023 AT RECEPTION NO.
2023000056491 TO CORRECT LEGAL DESCRIPTION.

Address: 824 Madison Way, Bennett, CO 80102

Original Note Amt: \$133,200.00

LoanType: Conventional

Interest Rate: 7.125

Current Amount: \$112,821.27

As Of: 10/01/2024

Interest Type: Adjustable

Current Lender (Beneficiary): HSBC BANK USA, N.A. , as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE4, Asset Backed Pass-Through Certificates

Current Owner: Christopher S Harris AND Susan J Harris

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHAPEL FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Christopher S Harris AND Susan J Harris

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

Last Publication Date: 05/16/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030989

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202580952

NED Date: 02/13/2025 **Reception #:** 2025000007805
Original Sale Date: 06/11/2025
Deed of Trust Date: 12/09/2004 **Recording Date:** 12/20/2004 **Reception #:** 20041220001293710
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 2, BUILDING NO. 5, TANGLEWOOD (A CONDOMINIUM), ACCORDING TO THE RECORDED MAP THEREOF, AND ACCORDING AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR TANGLEWOOD (A CONDOMINIUM), RECORDED IN BOOK 2085 AT PAGE 843, COUNTY OF ADAMS, STATE OF COLORADO.
A.P.N.#: 015733430603

Address: 12141 Bannock Street Unit E, Denver, CO 80234

Original Note Amt: \$33,400.00 **LoanType:** Conventional **Interest Rate:** 10.325
Current Amount: \$27,056.83 **As Of:** 03/01/2019 **Interest Type:** Fixed

Current Lender (Beneficiary): RRA CP OPPORTUNITY TRUST 2
Current Owner: Holly M. Cseh AND Miklos P. Cseh
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STONECREEK FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Holly M. Cseh AND Miklos P. Cseh

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032969 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580953

NED Date: 02/13/2025 **Reception #:** 2025000007806
Original Sale Date: 06/11/2025
Deed of Trust Date: 07/21/2015 **Recording Date:** 08/21/2015 **Reception #:** 2015000069417
Re-Recording Date **Re-Recorded #:**

Legal: THIS PROPERTY IS LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: THE EAST 61.05 FEET OF PLOT 71, FIRST ADDITION TO WESTMINSTER, ACCORDING TO THE RECORDED PLAT THEREOF.
PARCEL NO.: 0171932312011

Address: 3300 W 73rd Avenue, Westminster, CO 80030

Original Note Amt: \$300,000.00 **LoanType:** FHA **Interest Rate:** 8.38
Current Amount: \$103,553.95 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Lynds, Gary, Allen
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR People's Bank, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Gary Allen Lynds

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029316 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580954

NED Date: 02/13/2025 **Reception #:** 2025000007841
Original Sale Date: 06/11/2025
Deed of Trust Date: 12/18/2002 **Recording Date:** 01/09/2003 **Reception #:** C1078315
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, GORE SUBDIVISION, RESUBDIVISION OF EAST 1/2 OF BLOCK 181, BOSTON HEIGHTS SECOND FILING,
ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1657 Macon Street, Aurora, CO 80010

Original Note Amt: \$91,000.00 **LoanType:** Unknown **Interest Rate:** 6.000
Current Amount: \$42,756.94 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: Terry F Beach
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Mortgage Network, Inc., a Delaware Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Terry F Beach

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1008204-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202580955

NED Date: 02/13/2025 **Reception #:** 2025000007842
Original Sale Date: 06/11/2025
Deed of Trust Date: 01/23/2020 **Recording Date:** 01/30/2020 **Reception #:** 2020000009589
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, FOREST HILL ESTATES SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8040 Quebec St, Commerce City, CO 80022

Original Note Amt: \$253,797.00 **LoanType:** VA **Interest Rate:** 3.750
Current Amount: \$232,698.24 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Jon Pastrano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Jon Pastrano

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1007996-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202580956

NED Date: 02/13/2025 **Reception #:** 2025000007871
Original Sale Date: 06/11/2025
Deed of Trust Date: 06/17/2020 **Recording Date:** 03/30/2021 **Reception #:** 2021000038502
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, DEZA ESTATES, SECOND FILING, THIRD AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9627 Huron St, Thornton, CO 80260

Original Note Amt: \$395,000.00 **LoanType:** VA **Interest Rate:** 3.625
Current Amount: \$386,948.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Sharon L. Needham and Clay C. Needham
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nations Lending Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Sharon L. Needham and Clay C. Needham

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

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

Attorney File Number: CO12017 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202580957

NED Date: 02/13/2025 **Reception #:** 2025000007877
Original Sale Date: 06/11/2025
Deed of Trust Date: 08/26/2016 **Recording Date:** 08/31/2016 **Reception #:** 2016000072352
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, SUMMIT GROVE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3674 East 134th Way, Thornton, CO 80241

Original Note Amt: \$360,352.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$300,688.86 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Eligio Manzanares IV
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns
Grantor (Borrower On Deed of Trust) Eligio Manzanares IV

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

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

Attorney File Number: CO24316 **Phone:** (303)274-0155 **Fax:** (303)274-0159