

# Notices of Election and Demand Filed in Adams County

From February 15, 2024 Through February 15, 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:** A202480322

**NED Date:** 02/15/2024      **Reception #:** 2024000007687  
**Original Sale Date:** 06/12/2024  
**Deed of Trust Date:** 06/11/2019      **Recording Date:** 06/13/2019      **Reception #:** 2019000045550  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, PARKRIDGE VILLAGES SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13503 Albion Circle, Thornton, CO 80241

**Original Note Amt:** \$417,302.00      **LoanType:** FHA      **Interest Rate:** 4.625  
**Current Amount:** \$435,213.57      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Antonio Vargas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Antonio Vargas and Lucinda Vargas

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/25/2024  
**Last Publication Date:** 05/23/2024

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

**Attorney File Number:** CO22872      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480323

**NED Date:** 02/15/2024      **Reception #:** 2024000007689  
**Original Sale Date:** 06/12/2024  
**Deed of Trust Date:** 01/30/2015      **Recording Date:** 02/05/2015      **Reception #:** 2015000008247  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 2, Aura Subdivision, County of Adams, State of Colorado.

**Address:** 5484 Monaco Street, Commerce City, CO 80022

**Original Note Amt:** \$224,852.00      **LoanType:** Unknown      **Interest Rate:** 4.500  
**Current Amount:** \$186,758.17      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association  
**Current Owner:** Martin D. Martinez and Priscilla M. Morales  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Loan Simple, Inc., a Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Martin D. Martinez and Priscilla M. Morales

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/25/2024  
**Last Publication Date:** 05/23/2024

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

**Attorney File Number:** CO22542      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480324

**NED Date:** 02/15/2024

**Reception #:** 2024000007690

**Original Sale Date:** 06/12/2024

**Deed of Trust Date:** 07/06/2020

**Recording Date:** 07/07/2020

**Reception #:** 2020000061937

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 4, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182124204011

**Address:** 4504 N Picadilly Ct, Aurora, CO 80019

**Original Note Amt:** \$300,000.00

**LoanType:** Conventional

**Interest Rate:** 3.25

**Current Amount:** \$281,921.94

**As Of:** 08/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Onslow Bay Financial LLC

**Current Owner:** JOHN L HERZ, KATHERINE HERZ AND TAUREAN MARTIN

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

**Grantor (Borrower On Deed of Trust)** Katherine L Herz AND John L Herz

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/25/2024

**Last Publication Date:** 05/23/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-031810

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