

Notices of Election and Demand Filed in Adams County

From February 22, 2024 Through February 22, 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: A202480326

NED Date: 02/22/2024 **Reception #:** 2024000008899
Original Sale Date: 06/26/2024
Deed of Trust Date: 06/26/2019 **Recording Date:** 06/26/2019 **Reception #:** 2019000049927
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24 in Block 1 of Holly Hills Estates Filing No. 1, recorded April 29, 2014 at Reception No. 2014000025876, County of Adams, State of Colorado.

Address: 6129 East 143rd Ave, Thornton, CO 80602

Original Note Amt: \$708,243.00 **LoanType:** Unknown **Interest Rate:** 7.99
Current Amount: \$680,760.93 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): J.P. Morgan Mortgage Acquisition Corp.
Current Owner: Janet Carreon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Deeplaven Mortgage LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Janet Carreon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024

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

Attorney File Number: CO22806 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480327

NED Date: 02/22/2024 **Reception #:** 2024000008900
Original Sale Date: 06/26/2024
Deed of Trust Date: 03/28/2003 **Recording Date:** 04/03/2003 **Reception #:** C1120356
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 4, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1627 GENOA STREET, AURORA, CO 80011

Original Note Amt: \$162,450.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$82,897.26 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Caleb A. Aranda AND Kimberly L. Levy
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GMAC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Caleb A. Aranda AND Kimberly L. Levy

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026205 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480332

NED Date: 02/22/2024 **Reception #:** 2024000008903
Original Sale Date: 06/26/2024
Deed of Trust Date: 12/22/2020 **Recording Date:** 12/29/2020 **Reception #:** 2020000136710
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 9, BRIGHTON EAST FARMS FILING NO. 1,COUNTY OF ADAMS, STATE OF COLORADO.

Address: 204 Straw Ct, Brighton, CO 80601

Original Note Amt: \$365,138.00 **LoanType:** FHA **Interest Rate:** 2.625
Current Amount: \$342,312.36 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Jabez Comminello
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jabez Comminello

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-984103-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480333

NED Date: 02/22/2024 **Reception #:** 2024000008898
Original Sale Date: 06/26/2024
Deed of Trust Date: 11/07/2016 **Recording Date:** 05/30/2017 **Reception #:** 2017000046047
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 23 BLOCK 39 NORTH GLENN TWENTY FIRST FILING COUNTY OF ADAMS STATE OF COLORADO

Address: 11545 FOWLER DR, NORTHGLENN, CO 80233

Original Note Amt: \$40,000.00 **LoanType:** Unknown **Interest Rate:** 4.240
Current Amount: \$40,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ZIONS BANCORPORATION, N.A. fka ZB, N.A. dba VECTRA BANK COLORADO
Current Owner: DONALD BERGER and DEBRA K. BERGER
Grantee (Lender On Deed of Trust): ZB, N.A. dba VECTRA BANK COLORADO
Grantor (Borrower On Deed of Trust) DONALD BERGER and DEBRA K. BERGER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024

Attorney for Beneficiary: BROWN DUNNING WALKER FEIN DRUSCH PC

Attorney File Number: 3230-165 **Phone:** (303)329-3363 **Fax:**

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Foreclosure Number: A202480334

NED Date: 02/22/2024 **Reception #:** 2024000008953
Original Sale Date: 06/26/2024
Deed of Trust Date: 05/27/2021 **Recording Date:** 06/03/2021 **Reception #:** 2021000067429
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 5, PATTIE LEA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7561 Niagara St, Commerce City, CO 80022

Original Note Amt: \$346,114.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$330,199.96 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Dipetrillo, John
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) John Dipetrillo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027603 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480335

NED Date: 02/22/2024 **Reception #:** 2024000009008
Original Sale Date: 06/26/2024
Deed of Trust Date: 04/04/2014 **Recording Date:** 04/17/2014 **Reception #:** 2014000022954
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 2, SHERRELWOOD ESTATES, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7984 Sherman Way, Denver, CO 80221

Original Note Amt: \$181,649.00 **LoanType:** FHA **Interest Rate:** 4.750
Current Amount: \$133,505.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Servis One, Inc. DBA BSI Financial Services
Current Owner: Jose Efrain Estrada-Jaramillo and Sandra M. Rodriguez-Estrada
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Jose Efrain Estrada-Jaramillo and Sandra M. Rodriguez-Estrada

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024
Last Publication Date: 05/30/2024

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

Attorney File Number: CO22752 **Phone:** (303)274-0155 **Fax:** (303)274-0159