

Notices of Election and Demand Filed in Adams County

From February 27, 2025 Through February 27, 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: A202581000

NED Date: 02/27/2025 **Reception #:** 2025000010292
Original Sale Date: 06/25/2025
Deed of Trust Date: 02/14/2017 **Recording Date:** 02/16/2017 **Reception #:** 2017000014630
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 23, LINDEN FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12971 E 108th Way, Commerce City, CO 80022-6234

Original Note Amt: \$301,952.00 **LoanType:** Unknown **Interest Rate:** 4.375
Current Amount: \$359,874.82 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: David Sanphy and Melissa Baca
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home Lending, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) David Sanphy

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1008330-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581001

NED Date: 02/27/2025 **Reception #:** 2025000010294
Original Sale Date: 06/25/2025
Deed of Trust Date: 03/15/2023 **Recording Date:** 03/17/2023 **Reception #:** 2023000014147
Re-Recording Date **Re-Recorded #:**

Legal: Lot 21, Block 18, Painted Prairie Subdivision Filing No. 1, County of Adams, State of Colorado.

Address: 21395 East 59th Drive, Aurora, CO 80019

Original Note Amt: \$610,123.00 **LoanType:** FHA **Interest Rate:** 6.500
Current Amount: \$600,930.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding
Current Owner: Miles Ifie
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for New American Funding, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Miles Ifie

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

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

Attorney File Number: CO24262 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202581002

NED Date: 02/27/2025 **Reception #:** 2025000010297
Original Sale Date: 06/25/2025
Deed of Trust Date: 04/25/2019 **Recording Date:** 04/26/2019 **Reception #:** 2019000030927
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 6411 E 68TH AVENUE, COMMERCE CITY, CO 80022

Original Note Amt: \$294,566.00 **LoanType:** FHA **Interest Rate:** 5.000
Current Amount: \$268,313.09 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JOSE DEL ROSARIO RODRIGUEZ MONTES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JOSE DEL ROSARIO RODRIGUEZ MONTES

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028792 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581003

NED Date: 02/27/2025 **Reception #:** 2025000010339
Original Sale Date: 06/25/2025
Deed of Trust Date: 03/15/2022 **Recording Date:** 03/29/2022 **Reception #:** 2022000027088
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 3, COTTONWOOD LAKES PLANNED UNIT DEVELOPMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13183 Fillmore St, Thornton, CO 80241

Original Note Amt: \$89,000.00 **LoanType:** Unknown **Interest Rate:** 5.190
Current Amount: \$88,731.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Michele Bustrum
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust) Michele Bustrum

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 81003 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202581004

NED Date: 02/27/2025	Reception #: 2025000010474	
Original Sale Date: 06/25/2025		
Deed of Trust Date: 10/20/2020	Recording Date: 01/05/2021	Reception #: 2021000000883
	Re-Recording Date	Re-Recorded #:

Legal: LOT I, BLOCK 20, BRIGHTON CROSSING FILING NO. 2, 4TH AMENDMENT, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED OCTOBER 13, 2017 UNDER RECEPTION NO. 2017000089857.

Address: 607 AZALEA ST, BRIGHTON, CO 80601

Original Note Amt: \$581,339.00	LoanType: VA	Interest Rate: 4.125
Current Amount: \$550,006.14	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	BANK UNITED N.A.
Current Owner:	ARTHUR M ORONA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC
Grantor (Borrower On Deed of Trust)	ARTHUR M ORONA

Publication: Northglenn-Thornton Sentinel	First Publication Date: 05/01/2025	
	Last Publication Date: 05/29/2025	

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP	Phone: (303)350-3711	Fax: (303)813-1107
Attorney File Number: 00000010374106		

Foreclosure Number: A202581005

NED Date: 02/27/2025	Reception #: 2025000010505	
Original Sale Date: 06/25/2025		
Deed of Trust Date: 07/07/2023	Recording Date: 07/10/2023	Reception #: 2023000038608
	Re-Recording Date	Re-Recorded #:

Legal: LOT 6, BLOCK 4, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 127 Pioneer Place, Brighton, CO 80601

Original Note Amt: \$523,346.00	LoanType: FHA	Interest Rate: 6.75
Current Amount: \$517,286.52	As Of: 10/01/2024	Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Cassandra Ia Lee AND Joe-Ly Lee
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Cassandra Ia Lee AND Joe-Ly Lee

Publication: Northglenn-Thornton Sentinel	First Publication Date: 05/01/2025	
	Last Publication Date: 05/29/2025	

Attorney for Beneficiary: Janeway Law Firm PC	Phone: (303)706-9990	Fax: (303)706-9994
Attorney File Number: 25-034173		