

Notices of Election and Demand Filed in Adams County

From March 04, 2025 Through March 04, 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: A202581006

NED Date: 03/04/2025 **Reception #:** 2025000011430
Original Sale Date: 06/25/2025
Deed of Trust Date: 08/07/2024 **Recording Date:** 08/09/2024 **Reception #:** 2024000043540
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171928111147

Address: 8701 Huron Street Apartment 11-101, Thornton, CO 80260

Original Note Amt: \$198,850.00 **LoanType:** Conventional **Interest Rate:** 6.75
Current Amount: \$198,850.00 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kuhn, Jennifer
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jennifer Kuhn

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: 25-034226 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581007

NED Date: 03/04/2025 **Reception #:** 2025000011421
Original Sale Date: 06/25/2025
Deed of Trust Date: 01/24/2022 **Recording Date:** 02/01/2022 **Reception #:** 2022000009252
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, REUNION RIDGE FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13439 E 102nd Pl, Commerce City, CO 80022

Original Note Amt: \$479,473.00 **LoanType:** VA **Interest Rate:** 3.25
Current Amount: \$459,900.47 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Dennis Deprisco
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) Dennis Deprisco

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: 25-034123 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581010

NED Date: 03/04/2025 **Reception #:** 2025000011426
Original Sale Date: 06/25/2025
Deed of Trust Date: 10/05/2021 **Recording Date:** 10/12/2021 **Reception #:** 2021000120394
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 9, WALTON HEATH SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11753 Elizabeth Cir, Thornton, CO 80233

Original Note Amt: \$100,000.00 **LoanType:** Unknown **Interest Rate:** 5.190
Current Amount: \$99,860.63 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Kayla Lynn DuBois Miller and Katie Lynn Prusik
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Lisa K. Sinner

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: 81010 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202581011

NED Date: 03/04/2025 **Reception #:** 2025000011428
Original Sale Date: 06/25/2025
Deed of Trust Date: 10/16/2023 **Recording Date:** 10/19/2023 **Reception #:** 2023000059300
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 40, GRANGE CREEK, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11000 Albion Dr, Thornton, CO 80233

Original Note Amt: \$422,587.00 **LoanType:** Unknown **Interest Rate:** 6.999
Current Amount: \$420,834.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Cody Conrad
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Cody Conrad

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-25-1006322-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202581012

NED Date: 03/04/2025 **Reception #:** 2025000011427
Original Sale Date: 06/25/2025
Deed of Trust Date: 05/09/2005 **Recording Date:** 05/11/2005 **Reception #:** 20050511000502040
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 5, CORONADO SUBDIVISION FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8387 Explorador Calle, Denver, CO 80229

Original Note Amt: \$176,000.00 **LoanType:** Unknown **Interest Rate:** 6.000
Current Amount: \$139,983.97 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-2
Current Owner: Osvaldo Gilberto Rubio
Grantee (Lender On Deed of Trust): Premier Mortgage Funding Inc
Grantor (Borrower On Deed of Trust): Osvaldo Gilberto Rubio

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-24-997408-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581013

NED Date: 03/04/2025 **Reception #:** 2025000011424
Original Sale Date: 06/25/2025
Deed of Trust Date: 05/31/2022 **Recording Date:** 06/01/2022 **Reception #:** 2022000048540
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171908321094

Address: 3001 W 107th Place Unit D, Westminster, CO 80031

Original Note Amt: \$375,032.00 **LoanType:** VA **Interest Rate:** 4.75
Current Amount: \$373,133.41 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Beth Karen King
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Beth Karen King

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: 25-034289 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581014

NED Date: 03/04/2025 **Reception #:** 2025000011425
Original Sale Date: 06/25/2025
Deed of Trust Date: 04/16/2021 **Recording Date:** 04/21/2021 **Reception #:** 2021000048934
Re-Recording Date **Re-Recorded #:**

Legal: LOT 31, BLOCK 12, SAGE CREEK FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12503 Locust Way, Thornton, CO 80602-4656

Original Note Amt: \$467,626.00 **LoanType:** VA **Interest Rate:** 2.25
Current Amount: \$436,582.30 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Timothy Landavazo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Timothy Landavazo

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: 25-034125 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581015

NED Date: 03/04/2025 **Reception #:** 2025000011520
Original Sale Date: 06/25/2025
Deed of Trust Date: 03/04/2021 **Recording Date:** 03/10/2021 **Reception #:** 2021000029414
Re-Recording Date **Re-Recorded #:**

Legal: Lot 15, Block 5, Turnberry Filing No. 1, County of Adams, State of Colorado.

Address: 10981 Vaughn Street, Commerce City, CO 80022

Original Note Amt: \$409,640.00 **LoanType:** FNMA **Interest Rate:** 2.88
Current Amount: \$381,105.58 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Union Home Mortgage Corp.
Current Owner: Asha Gautam Bhattarai and Dinesh Bhattarai
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Lennar Mortgage, LLC fka Eagle Home Mortgage, LLC
Grantor (Borrower On Deed of Trust): Dinesh Bhattarai and Asha Gautam Bhattarai

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

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 24CO00584-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202581016

NED Date: 03/04/2025

Reception #: 2025000011597

Original Sale Date: 06/25/2025

Deed of Trust Date: 04/26/2004

Recording Date: 05/10/2004

Reception #: 20040510000338180

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 5, PATTIE LEA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7511 NIAGARA ST, COMMERCE CITY, CO 80022-1263

Original Note Amt: \$132,000.00

LoanType: Unknown

Interest Rate: 7.750

Current Amount: \$105,381.97

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8

Current Owner: MARICELA OROZCO

Grantee (Lender On Deed of Trust): OPTION ONE MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust): MARICELA OROZCO

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

Last Publication Date: 05/29/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010348563

Phone: (303)350-3711

Fax: (303)813-1107