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 **Recording Date:** 08/09/2024 **Reception #:** 2024000043540 **Deed of Trust Date:** 08/07/2024 **Re-Recorded #: Re-Recording Date** Legal: SEE ATTACHED LEGAL DESCRIPTION. APN #: 0171928111147 Address: 8701 Huron Street Apartment 11-101, Thornton, CO 80260 \$198,850.00 Conventional 6.75 **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$198,850.00 As Of: 10/01/2024 **Interest Type:** Fixed COLORADO HOUSING AND FINANCE AUTHORITY **Current Lender (Beneficiary): 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 25-034226 (303)706-9990 (303)706-9994 **Attorney File Number:** Phone: Fax: A202581007 **Foreclosure Number: Reception #:** 2025000011421 **NED Date:** 03/04/2025 **Original Sale Date:** 06/25/2025 **Deed of Trust Date: Recording Date:** 02/01/2022 **Reception #:** 2022000009252 01/24/2022 **Re-Recorded #: Re-Recording Date** 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: Current Amount:	\$479,473.00 \$459,900.47	LoanType: As Of:	VA 03/01/2024	Interest Rate: Interest Type:	3.25 Fixed	
Current Lender (Beneficiary):		CARRINGTON MORTGAC	E 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 Beneficia	ry: Janeway L	.aw Firm PC				
Attorney File Number	: 25-034123	B Phone	: (303)706-9990	Fax: (303) [*]	706-9994	

From March 04, 2025 Through March 04, 2025

 Adams County Pu	blic Trustee makes no	representation or warra	ties about the accur	acy or adequacy of these re	morts
•	ct your own due dilige	-	nies about the accur	acy of aucquacy of these re	ports.
Foreclosure Numb	er: A202581008				
IED Date: Driginal Sale Date:	03/04/2025 06/25/2025	Reception #:	2025000011422		
Deed of Trust Date:	06/02/2022	Recording Date: Re-Recording Date	06/07/2022	Reception #: Re-Recorded #:	2022000049925
egal: LOT 23, BLO	CK 2, SANDERS ADDI	TION, COUNTY OF ADAM	S, STATE OF COLORA	ADO.	
Address: 741 South	h 2nd Avenue, Brighton,	CO 80601-3013			
Original Note Amt: Current Amount:	\$422,750.00 \$400,732.70	LoanType: As Of:	10/01/2024	Interest Rate: Interest Type:	4.93 Fixed
Current Lender (Be	eneficiary):	UMB Bank, N.A.			
Current Owner:		Monique Nicole Carreira			
Grantee (Lender Or Grantor (Borrower	,	Mortgage Electronic Registr Monique Nicole Carreira	ation Systems, Inc. as b	eneficiary, as nominee for UMI	3 Bank, n.a.
ublication: North	hglenn-Thornton Sentine	First Publication Date			
Attorney for Benefic	ciary: Randall S. N	Ailler & Associates, P.C.			
Attorney File Numb	er: 25CO00072	-1 Phone	: (720)259-6710	Fax: (72	20)379-1375
Foreclosure Numb	er: A202581009				
ED Date:	03/04/2025	Reception #:	2025000011423		
Driginal Sale Date: Deed of Trust Date:	06/25/2025 08/31/2018	Recording Date: Re-Recording Date	09/06/2018	Reception #: Re-Recorded #:	2018000072658
OF COLORA		VILLAGE SUBDIVISION FI	LING NO. 1, COUNTY	Y OF ADAMS, STATE	
Address: 1687 EN	SENADA WAY, AUROR	A, CO 80011			
Original Note Amt: Current Amount:	\$247,500.00 \$240,204.76	LoanType: As Of:	Unknown	Interest Rate: Interest Type:	4.9900 Fixed
Current Lender (Be	eneficiary):	MCLP Asset Company, Inc.			
Current Owner:		LETICIA URSENIA HINOJ	OS		
Grantee (Lender O		FAIRWAY INDEPENDENT ASSIGNS	MORTGAGE CORPO	STEMS, INC. AS NOMINEE RATION, ITS SUCCESSORS	
Grantor (Borrower		LETICIA URSENIA HINOJ			
Publication: North	hglenn-Thornton Sentine	First Publication Date: Last Publication Date:			
Attorney for Benefic	ciary: Janeway La	w Firm PC			
Attorney File Numb	er: 23-029675		: (303)706-9990		

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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:** A202581010 **NED Date:** 03/04/2025 **Reception #:** 2025000011426 **Original Sale Date:** 06/25/2025 2021000120394 **Deed of Trust Date: Recording Date:** 10/12/2021 **Reception #:** 10/05/2021 **Re-Recorded #: Re-Recording Date** Legal: LOT 24, BLOCK 9, WALTON HEATH SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO. Address: 11753 Elizabeth Cir, Thornton, CO 80233 5.190 \$100,000.00 **Original Note Amt:** LoanType: Unknown **Interest Rate: Current Amount:** \$99,860.63 As Of: **Interest Type:** Fixed Sooper Credit Union **Current Lender (Beneficiary): 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 HOLST & TEHRANI, LLP Attorney for Beneficiary: **Attorney File Number:** 81010 **Phone:** (303)772-6666 Fax: (303)772-2822 A202581011 **Foreclosure Number: Reception #:** 2025000011428 **NED Date:** 03/04/2025 **Original Sale Date:** 06/25/2025 **Recording Date:** 10/19/2023 **Reception #:** 2023000059300 **Deed of Trust Date:** 10/16/2023 **Re-Recorded #: Re-Recording Date** Legal: LOT 40, GRANGE CREEK, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Original Note Amt: \$422,587.00 LoanType: Unknown **Interest Rate:** 6.999 **Current Amount:** \$420,834.37 As Of: **Interest Type:** Fixed United Wholesale Mortgage, LLC **Current Lender (Beneficiary): 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 **First Publication Date: Publication:** Northglenn-Thornton Sentinel 05/01/2025 05/29/2025 Last Publication Date: **Attorney for Beneficiary:** McCarthy & Holthus, LLP **Attorney File Number:** CO-25-1006322-LL Phone: (877)369-6122 (186)689-47369 Fax:

Address:

11000 Albion Dr, Thornton, CO 80233

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:** A202581012 **NED Date:** 03/04/2025 **Reception #:** 2025000011427 **Original Sale Date:** 06/25/2025 **Deed of Trust Date: Recording Date:** 05/11/2005 **Reception #:** 20050511000502040 05/09/2005 **Re-Recorded #: Re-Recording Date** Legal: LOT 21, BLOCK 5, CORONADO SUBDIVISION FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO. Address: 8387 Explorador Calle, Denver, CO 80229 6.000 \$176,000.00 Unknown **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$139,983.97 As Of: **Interest Type:** Fixed Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac **Current Lender (Beneficiary):** 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 CO-24-997408-LL (877)369-6122 (186)689-47369 **Attorney File Number: Phone:** Fax: A202581013 **Foreclosure Number: Reception #:** 2025000011424 **NED Date:** 03/04/2025 **Original Sale Date:** 06/25/2025 **Recording Date:** 06/01/2022 **Reception #:** 2022000048540 **Deed of Trust Date:** 05/31/2022 **Re-Recording Date Re-Recorded #:** Legal: SEE ATTACHED LEGAL DESCRIPTION. APN #: 0171908321094 Address: 3001 W 107th Place Unit D, Westminster, CO 80031 4.75 **Original Note Amt:** \$375,032.00 LoanType: VA **Interest Rate: Current Amount:** As Of: 11/01/2022 \$373,133.41 Fixed **Interest Type:** FREEDOM MORTGAGE CORPORATION **Current Lender (Beneficiary): 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 05/29/2025 Last Publication Date: Attorney for Beneficiary: Janeway Law Firm PC **Attorney File Number:** 25-034289 **Phone:** (303)706-9990 (303)706-9994 Fax:

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:** A202581014 **NED Date:** 03/04/2025 **Reception #:** 2025000011425 **Original Sale Date:** 06/25/2025 **Recording Date: Reception #:** 2021000048934 **Deed of Trust Date:** 04/21/2021 04/16/2021 **Re-Recorded #: Re-Recording Date** 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 \$467,626.00 VA 2.25 **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$436,582.30 As Of: 03/01/2024 **Interest Type:** Fixed CARRINGTON MORTGAGE SERVICES, LLC **Current Lender (Beneficiary): 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 25-034125 (303)706-9990 (303)706-9994 **Attorney File Number: Phone:** Fax: A202581015 **Foreclosure Number: Reception #:** 2025000011520 **NED Date:** 03/04/2025 **Original Sale Date:** 06/25/2025 2021000029414 **Deed of Trust Date: Recording Date:** 03/10/2021 **Reception #:** 03/04/2021 **Re-Recorded #: Re-Recording Date**

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: Current Amount:	\$409,640.00 \$381,105.58	LoanType: As Of:	FNMA 07/01/2024	Interest Rate: Interest Type:	2.88 Fixed		
Current Lender (Beneficiary):		Union Home Mortgage C	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 O	n Deed of Trust)	Dinesh Bhattarai and Asha	a Gautam Bhattarai				
Publication: Northglenn-Thornton Sentinel First Publication Date: 05/01/2025							
		Last Publication Da	te: 05/29/2025				
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.							
Attorney File Number	: 24CO0058	84-1 Pho	one: (720)259-6710	Fax: (720)	379-1375		

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Foreclosure Numb	er: 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 #:	
		8			

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: Current Amount:	\$132,000.00 \$105,381.97	LoanType: As Of:	Unknown	Interest Rate: Interest Type:	7.750 Adjustable
Current Lender (Ben	eficiary):	BANK OF AMERICA N MERGER TO LASALL	NATIONAL ASSOCIATION, E BANK NATIONAL ASSO INVESTMENT LOAN TRU	TEE, SUCCESSOR IN INTERE AS TRUSTEE, SUCCESSOR E CIATION, AS TRUSTEE FOR IST, MORTGAGE PASS-THRO	BY
Current Owner:		MARICELA OROZCO			
Grantee (Lender On Deed of Trust): Grantor (Borrower On Deed of Trust)		OPTION ONE MORTG MARICELA OROZCO			
Publication: North	glenn-Thornton Senting	el First Publication I Last Publication D			
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP					
Attorney File Number	r: 000000103	48563 PI	none: (303)350-3711	Fax: (303)	813-1107