

Notices of Election and Demand Filed in Adams County

From March 05, 2024 Through March 05, 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: A201978551 **Restarted**

NED Date: 03/05/2024 **Reception #:** 2024000011384
Original Sale Date: 06/26/2024
Deed of Trust Date: 10/19/2018 **Recording Date:** 10/24/2018 **Reception #:** 2018000086224
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0181534202024

Address: 47405 Lily Ave, Bennett, CO 80102

Original Note Amt: \$352,790.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$349,919.92 **As Of:** 07/01/2019 **Interest Type:** Fixed

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

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023132 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480343

NED Date: 03/05/2024 **Reception #:** 2024000011377
Original Sale Date: 06/26/2024
Deed of Trust Date: 03/11/2019 **Recording Date:** 03/12/2019 **Reception #:** 2019000017479
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 2, AURORA EAST VILLAGE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1970 Espana Way, Aurora, CO 80011

Original Note Amt: \$298,964.00 **LoanType:** Unknown **Interest Rate:** 4.875
Current Amount: \$277,727.64 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Jose Amaya
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Everett
Financial, Inc. d/b/a Supreme Lending, its successors and assigns
Grantor (Borrower On Deed of Trust) Jose Amaya

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: CO22741 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480344

NED Date: 03/05/2024 **Reception #:** 2024000011387
Original Sale Date: 06/26/2024
Deed of Trust Date: 08/31/2012 **Recording Date:** 08/31/2012 **Reception #:** 2012000065016
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 5, Block 9, North Hills, Filing Number One, County of Adams, State of Colorado

Address: 3567 E 98th Ave., Thornton, CO 80229

Original Note Amt: \$126,100.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$94,292.58 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association successor by merger to BBVA USA F/K/A COMPASS BANK
Current Owner: Maria Elena Granillo
Grantee (Lender On Deed of Trust): Compass Bank
Grantor (Borrower On Deed of Trust): Maria Elena Granillo, an unmarried woman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: C0240013 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202480345

NED Date: 03/05/2024 **Reception #:** 2024000011386
Original Sale Date: 06/26/2024
Deed of Trust Date: 01/10/2020 **Recording Date:** 01/13/2020 **Reception #:** 2020000004020
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 21, BLOCK 58, NORTH GLENN -TWENTY-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171902204011

Address: 11857 Lafayette Street, Northglenn, CO 80233

Original Note Amt: \$407,384.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$314,632.45 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: David Parke
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS
AND ASSIGNS
Grantor (Borrower On Deed of Trust): David Parke

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029991 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480346

NED Date: 03/05/2024

Reception #: 2024000011383

Original Sale Date: 06/26/2024

Deed of Trust Date: 05/19/2004

Recording Date: 05/24/2024

Reception #: 20040524000399100

Re-Recording Date: 09/22/2004

Re-Recorded #: 20040922000933730

Legal: LOT 2, BLOCK 20, Brighton East Farms Filing No. 1, County of Adams, State of Colorado.

Address: 421 Farmhouse Way, Brighton, CO 80120

Original Note Amt: \$338,400.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$180,664.71

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Mortgage Loan Trust
2004-6AR Mortgage Pass-Through Certificates, Series 2004-6AR

Current Owner: Zachariah J. Merck and Wendy J. Merck

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for America's
Wholesale Lender, its successors and assigns

Grantor (Borrower On Deed of Trust) Zachariah J. Merck and Wendy J. Merck

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024

Last Publication Date: 06/06/2024

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

Attorney File Number: 81254-NSM

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202480347

NED Date: 03/05/2024

Reception #: 2024000011382

Original Sale Date: 06/26/2024

Deed of Trust Date: 07/08/2005

Recording Date: 07/12/2005

Reception #: 20050712000739200

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 3, PATTIE LEA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6761 EAST 75TH PLACE, COMMERCE CITY, CO 80022

Original Note Amt: \$128,000.00

LoanType: Unknown

Interest Rate: 5.990

Current Amount: \$109,792.93

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary):	U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4
Current Owner:	RITA HERNANDEZ ANI ENRIQUETA HERNANDEZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AEGIS FUNDING CORPORATION
Grantor (Borrower On Deed of Trust)	RITA HERNANDEZ ANI ENRIQUETA HERNANDEZ

Publication: Northglenn-Thornton Sentinel

First Publication Date: 05/09/2024

Last Publication Date: 06/06/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010070019

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202480348

NED Date: 03/05/2024 **Reception #:** 2024000011385
Original Sale Date: 06/26/2024
Deed of Trust Date: 12/30/2019 **Recording Date:** 12/30/2019 **Reception #:** 2019000114896
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 6151 Pontiac Street, Commerce City, CO 80022

Original Note Amt: \$280,328.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$239,669.86 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Adam Ochoa
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Adam Ochoa

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028001 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480349

NED Date: 03/05/2024 **Reception #:** 2024000011496
Original Sale Date: 06/26/2024
Deed of Trust Date: 10/26/2022 **Recording Date:** 11/01/2022 **Reception #:** 2022000088110**
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

**The deed of trust legal description was corrected by an Affidavit of Correction recorded on 2/14/2024 at Reception No. 2024000007581, in the records of Adams County, State of Colorado.

Address: 10131 E 96th Ave, Henderson, CO 80640

Original Note Amt: \$220,000.00 **LoanType:** Unknown **Interest Rate:** 0.082191780822
Current Amount: \$220,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WBL SPO I, LLC
Current Owner: Rangers Concrete, Inc.
Grantee (Lender On Deed of Trust): World Business Lenders, LLC
Grantor (Borrower On Deed of Trust): Rangers Concrete, Inc.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: CO22816 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480350

NED Date: 03/05/2024 **Reception #:** 2024000011492
Original Sale Date: 06/26/2024
Deed of Trust Date: 10/18/2018 **Recording Date:** 10/25/2018 **Reception #:** 2018000086620
Re-Recording Date **Re-Recorded #:**

Legal: Lot 16, Block 16, Pheasant Ridge P.U.D., County of Adams, State of Colorado

Address: 164 Montezuma Street, Brighton, CO 80260-6889

Original Note Amt: \$387,845.00 **LoanType:** FHA **Interest Rate:** 4.500
Current Amount: \$351,475.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Stacy D. Dixon and Kevin C. O'Farrell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG Mortgage, Inc DBA CMG Financial, its successors and assigns
Grantor (Borrower On Deed of Trust) Stacy D. Dixon and Kevin C. O'Farrell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: CO21783 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480351

NED Date: 03/05/2024 **Reception #:** 2024000011495
Original Sale Date: 06/26/2024
Deed of Trust Date: 07/11/2016 **Recording Date:** 07/13/2016 **Reception #:** 2016000055934**
Re-Recording Date **Re-Recorded #:**

Legal: Lot 45, Block 8, Deer Run Planned Unit Development, County of Adams, State of Colorado.

**The deed of trust legal description was corrected by a Scrivener's Affidavit recorded on 1/30/2024 at Reception No. 2024000004867, in the records of Adams County, State of Colorado.

Address: 12542 Forest Dr, Thornton, CO 80241

Original Note Amt: \$243,508.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$209,622.05 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Alexander Petty
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Marketplace Home Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Alexander Petty

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: CO22299 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480352

NED Date: 03/05/2024 **Reception #:** 2024000011493
Original Sale Date: 06/26/2024
Deed of Trust Date: 08/07/2019 **Recording Date:** 08/12/2019 **Reception #:** 2019000064492
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 31 AND 32, BLOCK 56, THE RUSSELL ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 39 S 12th Ave, Brighthon, CO 80601-2218

Original Note Amt: \$249,300.00 **LoanType:** FHA **Interest Rate:** 3.500
Current Amount: \$231,353.40 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Calvin W. Rimel
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Calvin W. Rimel

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: CO22889 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480353

NED Date: 03/05/2024 **Reception #:** 2024000011528
Original Sale Date: 06/26/2024
Deed of Trust Date: 10/06/2020 **Recording Date:** 10/07/2020 **Reception #:** 2020000102002
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 30, BLOCK 4, HIGH POINT VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7864 Downing St, Thornton, CO 80229

Original Note Amt: \$370,540.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$383,360.79 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Fabian Rangel III
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Fabian Rangel III

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: CO22912 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480354

NED Date: 03/05/2024 **Reception #:** 2024000011535
Original Sale Date: 06/26/2024
Deed of Trust Date: 01/21/2022 **Recording Date:** 03/08/2022 **Reception #:** 2022000020486
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 58, Block 1, Amherst Subdivision, Filing No. 1, County of Adams, State of Colorado.

Address: 13294 Umatilla St, Westminster, CO 80234

Original Note Amt: \$461,635.00 **LoanType:** FHLMC **Interest Rate:** 3.99
Current Amount: \$456,241.96 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriSave Mortgage Corporation
Current Owner: Albert L. Rodriguez, Jr. and Claudia R. Rodriguez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Amerisave Mortgage Corporation
Grantor (Borrower On Deed of Trust): Albert L. Rodriguez, Jr. and Claudia R. Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

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

Attorney File Number: 23CO00119-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480355

NED Date: 03/05/2024 **Reception #:** 2024000011534
Original Sale Date: 06/26/2024
Deed of Trust Date: 08/16/2016 **Recording Date:** 09/07/2016 **Reception #:** 2016000074581
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, COTTONWOOD LAKES PLANNED UNIT DEVELOPMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

Address: 13154 Saint Paul Dr, Thornton, CO 80241-2123

Original Note Amt: \$25,000.00 **LoanType:** Unknown **Interest Rate:** 6.00
Current Amount: \$12,003.10 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Horizons North Credit Union
Current Owner: William Haas
Grantee (Lender On Deed of Trust): Horizons North Credit Union
Grantor (Borrower On Deed of Trust): William Haas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/09/2024
Last Publication Date: 06/06/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80355 **Phone:** (303)772-6666 **Fax:** (303)772-2822