## From March 06, 2025 Through March 06, 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: A202581017

NED Date: 03/06/2025 Reception #: 2025000012225

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 09/01/2021 **Recording Date:** 09/02/2021 **Reception #:** 2021000104867

Re-Recording Date Re-Recorded #:

Legal: LOT 17, BLOCK 4, FOX RUN SUBDIVISION, FILING NO. 10A, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10929 Elizabeth Street, Northglenn, CO 80233

Original Note Amt:\$416,075.00LoanType:UnknownInterest Rate:2.750Current Amount:\$389,438.35As Of:Interest Type:Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Sergio Jose Efrain Hernandez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company

LLC, a California Limited Liability Company, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Sergio Jose Efrain Hernandez

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 05/15/2025

**Last Publication Date:** 06/12/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1009174-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581018

NED Date: 03/06/2025 Reception #: 2025000012227

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 06/24/2021 **Recording Date:** 09/16/2021 **Reception #:** 2021000110301

Re-Recording Date Re-Recorded #:

Legal: Lot Thirty-five (35) and Thirty-six (36), Block One (1), Lyon's Addition to Brighton, County of Adams, State of Colorado.

Address: 145 N 9th Avenue, Brighton, CO 80601

Original Note Amt:\$471,000.00Loan Type:FHAInterest Rate:6.315Current Amount:\$212,035.75As Of:01/01/1950Interest Type:Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC

Current Owner: Stine, Elizabeth, I

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Elizabeth I Stine

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/15/2025

**Last Publication Date:** 06/12/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-034270 **Phone:** (303)706-9990 **Fax:** (303)706-9994

## From March 06, 2025 Through March 06, 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: A202581019

**NED Date:** 03/06/2025 **Reception #:** 2025000012228

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 02/01/2021 **Recording Date:** 02/02/2021 **Reception #:** 2021000012039

Re-Recording Date Re-Recorded #:

Legal: LOT 49, BLOCK 1, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1723-05-1-04-049

\*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MARCH 4, 2025 AT RECEPTION NO.

2025000011584 TO CORRECT LEGAL DESCRIPTION.

Address: 16304 E 117th Ave, Commerce City, CO 80022

Original Note Amt:\$538,074.00Loan Type:FHAInterest Rate:3Current Amount:\$497,237.67As Of:10/01/2024Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Avinesh Chand

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M2

LENDING SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Avinesh Chand

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/15/2025

**Last Publication Date:** 06/12/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-034271 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581020

**NED Date:** 03/06/2025 **Reception #:** 2025000012236

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 01/25/2002 **Recording Date:** 02/06/2002 **Reception #:** C0924002

Re-Recording Date Re-Recorded #:

Legal: LOT 12, BLOCK 1, FOX RUN SUBDIVISION, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO

Address: 10742 Madison Way, Northglenn, CO 80233

Original Note Amt:\$186,008.00LoanType:FHAInterest Rate:5.500Current Amount:\$112,908.48As Of:Interest Type:Adjustable

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Current Lender (Beneficiary): GSMPS Mortgage Loan Trust 2005-RP3, U.S. Bank National Association, as Trustee,

Current Owner: Heather T. Clark

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Capital

Mortgage Corporation, an Arkansas Corporation, its successors and assigns

successor in interest to Wachovia Bank, National Association, as Trustee

Grantor (Borrower On Deed of Trust) David B. Clark and Heather T. Clark

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 05/15/2025

**Last Publication Date:** 06/12/2025

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

**Attorney File Number:** CO24491 **Phone:** (303)274-0155 **Fax:** (303)274-0159

## From March 06, 2025 Through March 06, 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: A202581021

**NED Date:** 03/06/2025

**Original Sale Date:** 

07/09/2025

**Reception #:** 2025000012237

Deed of Trust Date: 11/08/2019 Recording Date:

11/15/2019 **Reception #:** 2019000099315

Re-Recording Date Re-Recorded #:

Legal: LOT 24, BLOCK 1, SHADOWRIDGE AT BRIAR HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8024 Decatur Court, Westminster, CO 80031

Original Note Amt:\$319,113.00LoanType:FHAInterest Rate:3.500Current Amount:\$286,789.80As Of:Interest Type:Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

**Current Owner:** Martin Ramirez Jr.

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Midwest

Equity Mortgage, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Martin Ramirez Jr.

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 05/15/2025

**Last Publication Date:** 06/12/2025

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

**Attorney File Number:** CO23041 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581022

**NED Date:** 03/06/2025 **Reception #:** 2025000012245

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 07/10/2023 **Recording Date:** 07/11/2023 **Reception #:** 2023000038983

Re-Recording Date Re-Recorded #:

Legal: LOT 4, BLOCK 8, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF

COLORADO.

Address: 4540 N Quemoy Street, Aurora, CO 80019

Original Note Amt:\$485,347.00LoanType:FHAInterest Rate:7.250Current Amount:\$482,252.60As Of:Interest Type:Fixed

Current Lender (Beneficiary): CMG Mortgage, Inc

Current Owner: Casandra Nichole Evens and Ezekiel Lee Evens

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for CMG Mortgage,

Inc. dba CMG Home Loans, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Casandra Nichole Evens and Ezekiel Lee Evens

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/15/2025

**Last Publication Date:** 06/12/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1002937-LL Phone: (877)369-6122 Fax: (186)689-47369

## From March 06, 2025 Through March 06, 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: A202581023

**NED Date:** 03/06/2025 **Reception #:** 2025000012255

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 04/12/2021 **Recording Date:** 04/23/2021 **Reception #:** 202100005033

Re-Recording Date Re-Recorded #:

Legal: LOT 2, BLOCK 2, WOLF CREEK RUN FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 55420 E 28TH PLACE, STRASBURG, CO 80136

Original Note Amt:\$325,986.00LoanType:FHAInterest Rate:3.500Current Amount:\$303,957.74As Of:Interest Type:Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION

Current Owner: KEITH DRIESCHMAN

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

PRIMARY RESIDENTIAL MORTGAGE, INC.

Grantor (Borrower On Deed of Trust) KEITH DRIESCHMAN

**Publication:** Eastern Colorado News (I-70 Scor First Publication Date: 05/16/2025

**Last Publication Date:** 06/13/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010382612 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581024

NED Date: 03/06/2025 Reception #: 2025000012265

Original Sale Date: 07/09/2025

**Deed of Trust Date:** 12/06/2021 **Recording Date:** 12/14/2021 **Reception #:** 2021000145207

Re-Recording Date Re-Recorded #:

Legal: LOT 6, BLOCK 3, WOLF CREEK RUN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2872 Renshaw St, Strasburg, CO 80136-7417

Original Note Amt:\$309,320.00LoanType:UnknownInterest Rate:2.990Current Amount:\$291,249.50As Of:Interest Type:Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Philip Stone

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Professional

Mortgage Source LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Philip Stone

Publication: Eastern Colorado News (I-70 Scor First Publication Date: 05/16/2025

**Last Publication Date:** 06/13/2025

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

**Attorney File Number:** CO24402 **Phone:** (303)274-0155 **Fax:** (303)274-0159