

Notices of Election and Demand Filed in Adams County

From March 13, 2025 Through March 13, 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: A202581027

NED Date: 03/13/2025 **Reception #:** 2025000013345
Original Sale Date: 07/16/2025
Deed of Trust Date: 06/09/2022 **Recording Date:** 06/14/2022 **Reception #:** 2022000052486
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 106 IN CONDOMINIUM BUILDING 6, STAR POINT CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED MAY 24, 1984 AT RECEPTION NO. 505896 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR STAR POINT CONDOMINIUMS RECORDED ON AUGUST 29, 1983, IN BOOK 2784 AT PAGE 174, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8701 HURON ST APARTMENT 6-106, THORNTON, CO 80260

Original Note Amt: \$225,000.00 **LoanType:** VA **Interest Rate:** 5.875
Current Amount: \$221,516.89 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: AVERY JOSEPH COX
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS
Grantor (Borrower On Deed of Trust) AVERY JOSEPH COX

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010383271 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581028

NED Date: 03/13/2025 **Reception #:** 2025000013346
Original Sale Date: 07/16/2025
Deed of Trust Date: 10/15/2021 **Recording Date:** 10/21/2021 **Reception #:** 2021000124296
Re-Recording Date **Re-Recorded #:**

Legal: Lot 6, Block 6, Villages at Buffalo Run East Filing No. 7, County of Adams, State of Colorado.

Address: 15993 East 112th Place, Commerce City, CO 80022

Original Note Amt: \$528,730.00 **LoanType:** VA **Interest Rate:** 3.250
Current Amount: \$506,281.66 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC FKA Broker Solutions Inc., DBA New American Funding
Current Owner: Cody William Turner
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns
Grantor (Borrower On Deed of Trust) Cody William Turner

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/22/2025
Last Publication Date: 06/19/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO22440 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202581033

NED Date: 03/13/2025

Reception #: 2025000013471

Original Sale Date: 07/16/2025

Deed of Trust Date: 01/13/2023

Recording Date: 01/20/2023

Reception #: 2023000003857

Re-Recording Date

Re-Recorded #:

Legal: UNIT 9B, CONDOMINIUM BUILDING 9, PARKWAY RESIDENCES CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF PARKWAY RESIDENCES, BUILDING 9, RECORDED ON AUGUST 30, 2022 AT RECEPTION NO. 2022000073345 AND SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED DECEMBER 07, 2022 UNDER RECEPTION NO. 2022000095581, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKWAY RESIDENCES CONDOMINIUMS, RECORDED ON APRIL 20, 2021 AT RECEPTION NO. 2021000047355 IN SAID RECORDS.

Address: 10565 PARIS ST #907, COMMERCE CITY, CO 80640

Original Note Amt: \$337,075.00

LoanType: Unknown

Interest Rate: 6.500

Current Amount: \$349,050.13

As Of:

Interest Type: Fixed

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

Current Owner: VINCENT MARSEILLAS KEETON, JR.

Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION

Grantor (Borrower On Deed of Trust): VINCENT MARSEILLAS KEETON, JR.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/22/2025

Last Publication Date: 06/19/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010397255

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