

Notices of Election and Demand Filed in Adams County

From March 18, 2025 Through March 18, 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: A202581034

NED Date: 03/18/2025 **Reception #:** 2025000014260
Original Sale Date: 07/16/2025
Deed of Trust Date: 12/01/2023 **Recording Date:** 12/06/2023 **Reception #:** 2023000067808
Re-Recording Date **Re-Recorded #:**

Legal: Lot 3, Clara Ciancio Subdivision Amended Plat, County of Adams, State of Colorado

Address: 7751 York Street, Thornton, CO 80229

Original Note Amt: \$145,000.00 **LoanType:** Unknown **Interest Rate:** 16.0
Current Amount: \$145,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): River Bend, LLC
Current Owner: George D. Hernandez
Grantee (Lender On Deed of Trust): River Bend, LLC
Grantor (Borrower On Deed of Trust): George D. Hernandez

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

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney File Number: 3121.0222 **Phone:** (303)333-9810 **Fax:** (303)333-9786

Foreclosure Number: A202581035

NED Date: 03/18/2025 **Reception #:** 2025000014259
Original Sale Date: 07/16/2025
Deed of Trust Date: 03/29/2019 **Recording Date:** 04/01/2019 **Reception #:** 2019000023533
Re-Recording Date **Re-Recorded #:**

Legal: Lot 6, Block 6, Blackstone Ranch Filing No. 1, County of Adams, State of Colorado.

Address: 2470 Adams Street, Strasburg, CO 80136

Original Note Amt: \$429,030.00 **LoanType:** VA **Interest Rate:** 5.125
Current Amount: \$450,848.03 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Willard Jones
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust): Willard Jones

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 05/23/2025
Last Publication Date: 06/20/2025

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

Attorney File Number: 22CO00102-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202581038

NED Date: 03/18/2025 **Reception #:** 2025000014261
Original Sale Date: 07/16/2025
Deed of Trust Date: 08/23/2021 **Recording Date:** 09/30/2021 **Reception #:** 2021000115851
Re-Recording Date **Re-Recorded #:**

Legal: Lot 3 Block 6 North Star Hills, First Filing, County of Adams, State of Colorado.

Address: 546 Polaris Pl, Thornton, CO 80260

Original Note Amt: \$285,000.00 **LoanType:** VA **Interest Rate:** 2.5
Current Amount: \$271,353.43 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Larry D. Martin
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for PennyMac Loan Services, LLC
Grantor (Borrower On Deed of Trust): Larry D. Martin

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

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

Attorney File Number: 25CO00140-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202581039

NED Date: 03/18/2025 **Reception #:** 2025000014270
Original Sale Date: 07/16/2025
Deed of Trust Date: 07/21/2006 **Recording Date:** 07/27/2006 **Reception #:** 20060727000759030
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 3531 East 91st Avenue, Thornton, CO 80229

Original Note Amt: \$144,000.00 **LoanType:** Conventional **Interest Rate:** 5
Current Amount: \$107,945.58 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for CMALT REMIC 2006-A5 - REMIC Pass-Through Certificates. Series 2006-A5
Current Owner: Lynda Bender Clark
Grantee (Lender On Deed of Trust): ACADEMY NATIONAL MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): Lynda Bender Clark

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034064 **Phone:** (303)706-9990 **Fax:** (303)706-9994

