

Notices of Election and Demand Filed in Adams County

From March 25, 2025 Through March 25, 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: A202581048

NED Date: 03/25/2025 **Reception #:** 2025000015697
Original Sale Date: 07/23/2025
Deed of Trust Date: 11/28/2017 **Recording Date:** 11/29/2017 **Reception #:** 2017000105108
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 30, MORRIS HEIGHTS FILING NO. THREE, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182325415020

Address: 3061 Vaughn Street, Aurora, CO 80011

Original Note Amt: \$292,083.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$254,595.06 **As Of:** 11/01/2024 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034407 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581049

NED Date: 03/25/2025 **Reception #:** 2025000015702
Original Sale Date: 07/23/2025
Deed of Trust Date: 11/02/2007 **Recording Date:** 11/13/2007 **Reception #:** 2007000105485
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14142 E 102ND PL, COMMERCE CITY, CO 80022

Original Note Amt: \$215,000.00 **LoanType:** Unknown **Interest Rate:** 6.500
Current Amount: \$201,195.66 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Current Owner: CRISPIN DIYON HOLEFIELD AND DAWNELLA JEAN HEREFORD
Grantee (Lender On Deed of Trust): NEUVOE INC
Grantor (Borrower On Deed of Trust): CRISPIN DIYON HOLEFIELD

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030614 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581052

NED Date: 03/25/2025 **Reception #:** 2025000015703
Original Sale Date: 07/23/2025
Deed of Trust Date: 09/30/2015 **Recording Date:** 10/14/2015 **Reception #:** 2015000085842
Re-Recording Date **Re-Recorded #:**

Legal: (Parcel D) Beginning at the Southwest corner of Tract 7, ROYAL CREST SUBDIVISION, thence East along the South line of said Tract 7 a distance of 82.5 feet; thence North 103.43 feet; thence West 82.5 feet to the West line of said Tract 7; thence South along the West line of said Tract 7 a distance of 103.07 feet to the point of beginning, County of Adams, State of Colorado.

Address: 1281 West 71st Place, Denver, CO 80221

Original Note Amt: \$221,000.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$209,384.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Che Randolph Ramirez-Cisneros
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Land Home Financial Services, Inc, its successors and assigns
Grantor (Borrower On Deed of Trust) Che Randolph Ramirez-Cisneros

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

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

Attorney File Number: CO24558 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581053

NED Date: 03/25/2025 **Reception #:** 2025000015749
Original Sale Date: 07/23/2025
Deed of Trust Date: 11/15/2019 **Recording Date:** 11/22/2019 **Reception #:** 2019000102291
Re-Recording Date **Re-Recorded #:**

Legal: Lot 38, REUNION FILING NO. 19, AMENDMENT NO.3, County of Adams, State of Colorado.

Address: 17899 E 108th Pl, Commerce City, CO 80022-8403

Original Note Amt: \$422,665.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$382,770.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Manuel Lizardo, Jr. and Sandra L. Chavira
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) Manuel Lizardo, Jr. and Sandra L. Chavira

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

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

Attorney File Number: CO24424 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202581054

NED Date: 03/25/2025 **Reception #:** 2025000015774
Original Sale Date: 07/23/2025
Deed of Trust Date: 07/16/2021 **Recording Date:** 07/29/2021 **Reception #:** 2021000090660
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, HIGH POINTE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10086 Fraser Street, Commerce City, CO 80022

Original Note Amt: \$580,000.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$429,833.04 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
Current Owner: Xing Lin
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Amerifirst Financial, Inc., Its
Successors and Assigns
Grantor (Borrower On Deed of Trust) Xing Lin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1011316-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581055

NED Date: 03/25/2025 **Reception #:** 2025000015783
Original Sale Date: 07/23/2025
Deed of Trust Date: 05/07/2018 **Recording Date:** 05/08/2018 **Reception #:** 2018000037342
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 36, NORTH GLENN - SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

A.P.N.: 0171910407023

Address: 60 E 106th Avenue, Northglenn, CO 80233

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$308,683.84 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Antonio Ortiz Orona
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Antonio Ortiz Orona

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034411 **Phone:** (303)706-9990 **Fax:** (303)706-9994

