

Notices of Election and Demand Filed in Adams County

From May 20, 2025 Through May 20, 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: A202581162

NED Date: 05/20/2025

Reception #: 2025000028601

Original Sale Date: 09/17/2025

Deed of Trust Date: 12/27/2021

Recording Date: 01/11/2022

Reception #: 2022000002652

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 15, NORTH GLENN - SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10839 Carrol Lane, Northglenn, CO 80233

Original Note Amt: \$40,000.00

LoanType: Unknown

Interest Rate: 4.750

Current Amount: \$31,028.15

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): FirstBank

Current Owner: Matthew Orloff and Erin Kennedy

Grantee (Lender On Deed of Trust): FirstBank

Grantor (Borrower On Deed of Trust) Matthew Orloff and Erin Kennedy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 81162

Phone: (303)623-9000

Fax:

Foreclosure Number: A202581163

NED Date: 05/20/2025

Reception #: 2025000028610

Original Sale Date: 09/17/2025

Deed of Trust Date: 08/16/2024

Recording Date: 08/19/2024

Reception #: 2024000045045

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 4, BENNETT VILLAGE, County of Adams, State of Colorado.

Address: 635 Bennett Ave, Bennett, CO 80102

Original Note Amt: \$397,565.00

LoanType: FHA

Interest Rate: 4.500

Current Amount: \$397,565.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Stephanie Marie Baldyga

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

Grantor (Borrower On Deed of Trust) Stephanie Marie Baldyga

Publication: Eastern Colorado News (I-70 Sco

First Publication Date: 07/25/2025

Last Publication Date: 08/22/2025

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

Attorney File Number: CO24831

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581164

NED Date: 05/20/2025

Reception #: 2025000028615

Original Sale Date: 09/17/2025

Deed of Trust Date: 11/10/2022

Recording Date: 11/15/2022

Reception #: 2022000090878

Re-Recording Date

Re-Recorded #:

Legal: LOT 123, GRANGE CREEK FILING NO. 7 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5241 E 111th Ct, Thornton, CO 80233

Original Note Amt: \$521,730.00

LoanType: VA

Interest Rate: 6.625

Current Amount: \$512,024.67

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a ShellpointMortgage Servicing
Current Owner:	Andrew Wozniak
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, its successors and assigns
Grantor (Borrower On Deed of Trust)	Andrew Wozniak

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

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

Attorney File Number: CO24648

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581165

NED Date: 05/20/2025

Reception #: 2025000028643

Original Sale Date: 09/17/2025

Deed of Trust Date: 07/27/2021

Recording Date: 07/28/2021

Reception #: 2021000090283

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT H, CONDOMINIUM BUILDING F, THE LEGENDS AT HUNTERS GLEN CONDOMINIUMS - NO. 13 IN ACCORDING TO THE CONDOMINIUM MAP RECORDED MARCH 26, 1998 UNDER RECEPTION NO. C0377342 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED JUNE 27, 1996 IN BOOK 4780 AT PAGE 980, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE 148 IN GARAGE NO. 21, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12943 Lafayette St Unit H, Thornton, CO 80241-3964

Original Note Amt: \$347,820.00

LoanType: VA

Interest Rate: 3.250

Current Amount: \$325,601.84

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	New Day Financial, LLC
Current Owner:	Dewayne Miller
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Dewayne Miller

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1012953-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581166

NED Date: 05/20/2025

Reception #: 2025000028663

Original Sale Date: 09/17/2025

Deed of Trust Date: 01/27/2020

Recording Date: 02/03/2020

Reception #: 2020000010658

Re-Recording Date

Re-Recorded #:

Legal: LOT 46B, BALBOA PARK, A RESUBDIVISION OF A RESUBDIVISION OF A PART OF CORONADO SUBDIVISION, SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2127 Coronado Pkwy N Apt B, Denver, CO 80229

Original Note Amt: \$187,208.00

LoanType: FHA

Interest Rate: 4.625

Current Amount: \$173,459.18

As Of: 06/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Meyer, Velvetina

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Velvetina Meyer

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032728

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581167

NED Date: 05/20/2025

Reception #: 2025000028672

Original Sale Date: 09/17/2025

Deed of Trust Date: 10/15/2019

Recording Date: 10/18/2019

Reception #: 2019000089616

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 7, BELLE CREEK FILING NO. 3 AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT TEHREOF, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10451 Yosemite Street, Commerce City, CO 80640

Original Note Amt: \$357,777.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$324,920.31

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Omar Vega Perea

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Omar Vega Perea

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027383

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581168

NED Date: 05/20/2025

Reception #: 2025000028666

Original Sale Date: 09/17/2025

Deed of Trust Date: 04/20/2018

Recording Date: 04/23/2018

Reception #: 2018000032307

Re-Recording Date

Re-Recorded #:

Legal: LOTS 2 AND 3, BLOCK 6, YORKTOWN HOMES, TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES BEING THE NORTHEAST 18.76 FEET OF THE SOUTHWEST 23.38 FEET OF LOT 4 OF SAID BLOCK 6, TOGETHER WITH AN EASEMENT FOR STORAGE PURPOSES, BEING THE NORTHWEST 7.33 FEET OF THE NORTHEAST 6.24 FEET OF THE SOUTHWEST 29.62 FEET OF LOT 4 OF SAID BLOCK 6, COUNTY OF ADAMS, STATE OF COLORADO.
APN: R0070769

Address: 7959 York St #2, Denver, CO 80229

Original Note Amt: \$224,808.00

LoanType: FHA

Interest Rate: 3.875

Current Amount: \$188,164.04

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose S Casillas

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Jose S Casillas

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029683

Phone: (303)706-9990

Fax: (303)706-9994