

Notices of Election and Demand Filed in Adams County

From June 05, 2025 Through June 05, 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: A202581203

NED Date: 06/05/2025

Reception #: 2025000032385

Original Sale Date: 10/01/2025

Deed of Trust Date: 08/02/2021

Recording Date: 08/11/2021

Reception #: 2021000095660

Re-Recording Date

Re-Recorded #:

Legal: LOT 1A, BLOCK 8, AMBER CREEK SUBDIVISION FILING NO. 1 - FIRST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6755 East 134th Avenue, Thornton, CO 80602

Original Note Amt: \$398,500.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$376,484.45

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): SWBC Mortgage Corporation

Current Owner: Alex Lovely

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for SWBC Mortgage Corp., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Alex Lovely

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1015975-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581204

NED Date: 06/05/2025

Reception #: 2025000032386

Original Sale Date: 10/01/2025

Deed of Trust Date: 06/27/2019

Recording Date: 07/09/2019

Reception #: 2019000053603

Re-Recording Date

Re-Recorded #:

Legal: LOT 66, REUNION FILING NO. 16, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9974 Quintero Street, Commerce City, CO 80022

Original Note Amt: \$436,939.00

LoanType: Unknown

Interest Rate: 5.625

Current Amount: \$414,926.31

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Servbank, SB

Current Owner: Keith G. O'Connell and Kevin D. West

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmCap Mortgage, Ltd. DBA Gold Financial Services, its successors and assigns

Grantor (Borrower On Deed of Trust) Keith G. O'Connell and Kevin D. West

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

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

Attorney File Number: CO11661

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From June 05, 2025 Through June 05, 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: A202581205

NED Date: 06/05/2025

Reception #: 2025000032390

Original Sale Date: 10/01/2025

Deed of Trust Date: 09/08/2022

Recording Date: 09/13/2022

Reception #: 2022000076711

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 4, LAKEVIEW ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7074 Yates St., Westminster, CO 80030

Original Note Amt: \$518,500.00

LoanType:

Interest Rate:

Current Amount: \$509,294.60

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST
2022-NQM7

Current Owner: Midas Hedge Ventures LLC

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC., AS MORTGAGEE, AS
NOMINEE FOR A&D MORTGAGE LLC

Grantor (Borrower On Deed of Trust) TOWER EQUITY GROUP LLC, A MONTANA LIMITED LIABILITY COMPANY

Publication: Northglenn-Thornton Sentinel

First Publication Date:

Last Publication Date:

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch P.C.

Attorney File Number: 4610-012D

Phone: (303)329-3363

Fax:

Foreclosure Number: A202581206

NED Date: 06/05/2025

Reception #: 2025000032389

Original Sale Date: 10/01/2025

Deed of Trust Date: 04/01/2020

Recording Date: 04/09/2020

Reception #: 2020000033133

Re-Recording Date

Re-Recorded #:

Legal: LOT 30 EXCEPT THE WESTERLY 15 FEET AND LOT 31 EXCEPT THE EASTERLY 17 1/2 FEET, BLOCK 1, HAZELTINE
HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID NUMBER: 0172109401003

Address: 8501 Counter Dr, Henderson, CO 80640-9043

Original Note Amt: \$347,985.00

LoanType:

FHA

Interest Rate:

3.625

Current Amount: \$315,979.21

As Of:

01/01/2025

Interest Type:

Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION

Current Owner: Jamie C. Hoover AND Amber Hoover

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

Grantor (Borrower On Deed of Trust) Jamie C. Hoover AND Amber Hoover

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033179

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From June 05, 2025 Through June 05, 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: A202581207

NED Date: 06/05/2025

Reception #: 2025000032523

Original Sale Date: 10/01/2025

Deed of Trust Date: 09/29/2023

Recording Date: 10/03/2023

Reception #: 2023000055919

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 6, AMENDED PLAT OF ADAMS HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0182306306026

Address: 6601 Albion St, Commerce City, CO 80022

Original Note Amt: \$382,936.00

LoanType: FHA

Interest Rate: 7.25

Current Amount: \$378,585.53

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Timothy E Phillips AND Emalee A Andrews

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

Grantor (Borrower On Deed of Trust) Timothy E Phillips AND Emalee A Andrews

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034912

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581208

NED Date: 06/05/2025

Reception #: 2025000032528

Original Sale Date: 10/01/2025

Deed of Trust Date: 08/26/2020

Recording Date: 09/02/2020

Reception #: 2020000087185

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 3, WOODGLEN FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11592 Garfield Way, Thornton, CO 80233

Original Note Amt: \$229,141.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$209,808.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC FKA Broker Solutions Inc. DBA New American Funding

Current Owner: Felicidad Fraser-Solak

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) Felicidad Fraser-Solak

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

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

Attorney File Number: CO24779

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From June 05, 2025 Through June 05, 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: A202581209

NED Date: 06/05/2025

Reception #: 2025000032560

Original Sale Date: 10/01/2025

Deed of Trust Date: 12/01/2016

Recording Date: 12/02/2016

Reception #: 2016000104298

Re-Recording Date

Re-Recorded #:

Legal: Lot 1, Block 16, The Village Subdivision, County of Adams, State of Colorado.

Address: 391 Mount Elbert Street, Brighton, CO 80601

Original Note Amt: \$340,958.00

LoanType: Unknown

Interest Rate: 2.675

Current Amount: \$316,281.74

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): United States of America acting through the Rural Housing Service or successor agency,
United States Department of Agriculture

Current Owner: Brian Lorenzi and Stephanie Lorenzi

Grantee (Lender On Deed of Trust): United States of America acting through the Rural Housing Service or successor agency,
United States Department of Agriculture

Grantor (Borrower On Deed of Trust) Brian Lorenzi and Stephanie Lorenzi

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

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

Attorney File Number: CO23624

Phone: (303)274-0155

Fax: (303)274-0159