

# Notices of Election and Demand Filed in Adams County

From July 06, 2023 Through July 06, 2023

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:** A202379961

**NED Date:** 07/06/2023

**Reception #:** 2023000037813

**Original Sale Date:** 11/01/2023

**Deed of Trust Date:** 10/30/2017

**Recording Date:** 11/06/2017

**Reception #:** 2017000098343

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 11, SINGLETREE AT D.I.A. SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 19617 E 58th Ave, Aurora, CO 80019

**Original Note Amt:** \$222,000.00

**LoanType:** Unknown

**Interest Rate:** 4.750

**Current Amount:** \$202,126.29

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC

**Current Owner:** Bora Tork

**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)** Bora Tork

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023

**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-960251-LL

**Phone:** (877)369-6122

**Fax:** (186)689-47369

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**Foreclosure Number:** A202379962

**NED Date:** 07/06/2023

**Reception #:** 2023000037823

**Original Sale Date:** 11/01/2023

**Deed of Trust Date:** 12/04/2020

**Recording Date:** 12/11/2020

**Reception #:** 2020000130332

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO, TO-WIT:

LOT 11, BLOCK 2, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

BEING THE SAME WHICH LGI HOMES-COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY BY DEED DATED MARCH 6, 2020 AND RECORDED MARCH 23, 2020 IN THE COUNTY OF ADAMS, STATE OF CO IN 2020000024294 CONVEYED UNTO EDWARD ROBINSON

**Address:** 47365 Lily Ave, Bennett, CO 80102

**Original Note Amt:** \$301,448.00

**LoanType:** Unknown

**Interest Rate:** 2.250

**Current Amount:** \$288,885.91

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** CrossCountry Mortgage, LLC

**Current Owner:** YFE Trust

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for CrossCountry Mortgage, LLC

**Grantor (Borrower On Deed of Trust)** Edward Robinson

**Publication:** Eastern Colorado News (I-70 Sco **First Publication Date:** 09/08/2023

**Last Publication Date:** 10/06/2023

**Attorney for Beneficiary:** Messner Reeves LLP

**Attorney File Number:** 8014.0155

**Phone:** (303)623-1800

**Fax:** (303)623-0552

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**Foreclosure Number:** A202379963

**NED Date:** 07/06/2023      **Reception #:** 2023000037820  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 12/04/2020      **Recording Date:** 12/11/2020      **Reception #:** 2020000130158  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 29, INDIGO TRAILS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1721 RED POPPY DR, BRIGHTON, CO 80601

**Original Note Amt:** \$350,996.00      **LoanType:** Unknown      **Interest Rate:** 2.375  
**Current Amount:** \$345,602.91      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** DANIEL C. YANETTA AND OLENA A. YANETTA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
**Grantor (Borrower On Deed of Trust)** DANIEL C. YANETTA AND OLENA A. YANETTA

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/07/2023  
**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009722539      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202379964

**NED Date:** 07/06/2023      **Reception #:** 2023000037828  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 10/24/2005      **Recording Date:** 11/04/2005      **Reception #:** 20051104001225200  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 2, COLUMBINE GARDENS FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7960 QUINCE ST, COMMERCE CITY, CO 80022-1232

**Original Note Amt:** \$131,240.00      **LoanType:** Unknown      **Interest Rate:** 5.625  
**Current Amount:** \$52,762.40      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY,  
BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST  
**Current Owner:** BURNIE L BROTHERS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust)** BURNIE L BROTHERS

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/07/2023  
**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009814641      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202379965

**NED Date:** 07/06/2023      **Reception #:** 2023000037814  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 06/25/2021      **Recording Date:** 07/07/2021      **Reception #:** 2021000080621  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 4, GATEWAY PARK ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1949 JAMAICA ST, AURORA, CO 80010

**Original Note Amt:** \$150,704.00      **LoanType:** Unknown      **Interest Rate:** 3.000  
**Current Amount:** \$145,948.77      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** JANICE A FRITZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
**Grantor (Borrower On Deed of Trust)** JANICE A. FRITZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/07/2023  
**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009830142      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202379966

**NED Date:** 07/06/2023      **Reception #:** 2023000037832  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 01/19/2006      **Recording Date:** 01/26/2006      **Reception #:** 20060126000091590  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 27, GRANGE CREEK, FILING NO. 1 COUNTY OF ADAMS STATE OF COLORADO

PARCEL ID NUMBER: 0172107211027

**Address:** 10870 Albion Drive, Thornton, CO 80233

**Original Note Amt:** \$152,000.00      **LoanType:** Conventional      **Interest Rate:** 4  
**Current Amount:** \$111,176.83      **As Of:** 01/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET  
SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2006-KS3  
**Current Owner:** Denice R. Hogan AND Shane A. McCool  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
EQUIFIRST CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Denice R. Hogan AND Shane A. McCool

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/07/2023  
**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-030000      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202379967

**NED Date:** 07/06/2023      **Reception #:** 2023000037819  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 03/31/2021      **Recording Date:** 05/05/2021      **Reception #:** 2021000055052  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 2, MOUNTAINVIEW ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 1721-29-3-15-008

**Address:** 8383 Kearney St, Commerce City, CO 80022-5337

**Original Note Amt:** \$294,566.00      **LoanType:** FHA      **Interest Rate:** 3  
**Current Amount:** \$283,681.18      **As Of:** 02/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Alicia Hosler AND Isic Robledo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
Hometown Lenders Inc., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Alicia Hosler AND Isic Robledo

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/07/2023  
**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-030269      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202379968

**NED Date:** 07/06/2023      **Reception #:** 2023000037831  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 02/08/2017      **Recording Date:** 02/10/2017      **Reception #:** 2017000012868  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 15612 E 96th Way 10C, Commerce City, CO 80022

**Original Note Amt:** \$248,320.00      **LoanType:** Unknown      **Interest Rate:** 4.700  
**Current Amount:** \$234,284.48      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CALIBER HOME LOANS, INC.  
**Current Owner:** Fortunato Canales and Rosa Canales  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home  
Loans, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Fortunato Canales and Rosa Canales

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/07/2023  
**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-942196-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202379969

**NED Date:** 07/06/2023

**Reception #:** 2023000037903

**Original Sale Date:** 11/01/2023

**Deed of Trust Date:** 12/29/2021

**Recording Date:** 12/30/2021

**Reception #:** 2021000151577

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT 360, IN BUILDING 55, AUTUMN CHASE CONDOMINIUMS PHASE 5, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AUTUMN CHASE CONDOMINIUMS RECORDED APRIL 16, 1984 IN BOOK 2861 AT PAGE 622 AND MAP OF DISCOVERY AT AUTUMN CHASE CONDOMINIUMS PHASE 5 RECORDED AUGUST 13, 1984 IN PUD FILE 691, ALL IN THE RECORDS OF THE CLERK AND RECORDER OF, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3080 W 107TH PL UNIT D, WESTMINSTER, CO 80031

**Original Note Amt:** \$362,600.00

**LoanType:** VA

**Interest Rate:** 2.750

**Current Amount:** \$361,950.68

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** ARC HOME LLC

**Current Owner:** STEVAN CHAD BAILEY

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ARC HOME LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** STEVAN CHAD BAILEY

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023

**Last Publication Date:** 10/05/2023

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48085046

**Phone:** (877)353-2146 X1017

**Fax:**