

# Notices of Election and Demand Filed in Adams County

From July 11, 2023 Through July 11, 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:** A202379705 **Restarted**

**NED Date:** 07/11/2023 **Reception #:** 2023000038764  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 02/01/2022 **Recording Date:** 02/03/2022 **Reception #:** 2022000010390  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 19, NORTH GLENN, TWENTY-FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10513 Sperry Street, Northglenn, CO 80234

**Original Note Amt:** \$616,200.00 **LoanType:** Unknown **Interest Rate:** 14  
**Current Amount:** \$592,500.00 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Platinum Lending Group, LLC  
**Current Owner:** Michael Anthony Martinez, Jr. and Patricia Ann Martinez  
**Grantee (Lender On Deed of Trust):** Platinum Lending Group, LLC  
**Grantor (Borrower On Deed of Trust)** Michael Martinez and Patricia Martinez

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

**Attorney for Beneficiary:** Fox Rothschild LLP

**Attorney File Number:** 144034.00032 **Phone:** (303)446-3862 **Fax:**

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**Foreclosure Number:** A202379970

**NED Date:** 07/11/2023

**Reception #:** 2023000038767

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

**Deed of Trust Date:** 01/09/2006

**Recording Date:** 01/13/2006

**Reception #:** 20060113000050300

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, SINGLETREE AT D.I.A. SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 19475 EAST 59TH PLACE, AURORA, CO 80019

**Original Note Amt:** \$143,900.00

**Loan Type:** FNMA

**Interest Rate:** 7.250

**Current Amount:** \$139,548.96

**As Of:**

**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 as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3

**Current Owner:** DERRICK WALLACE

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.

**Grantor (Borrower On Deed of Trust)** DERRICK WALLACE

**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:** 0000009830936

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** A202379971

**NED Date:** 07/11/2023      **Reception #:** 2023000038766  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 10/07/2022      **Recording Date:** 10/13/2022      **Reception #:** 2022000084235  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** See Attached LEGAL DESCRIPTION

**Address:** For Informational Purposes Only:, Aurora, CO 80010

**Original Note Amt:** \$5,184,000.00      **LoanType:** FNMA      **Interest Rate:** 9.67  
**Current Amount:** \$5,184,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fannie Mae  
**Current Owner:** 1575 Galena LLC, a Colorado limited liability company  
**Grantee (Lender On Deed of Trust):** Greystone Servicing Company LLC  
**Grantor (Borrower On Deed of Trust):** 1575 Galena LLC

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

**Attorney for Beneficiary:** STINSON LLP  
**Attorney File Number:** CORE/0772514.0058      **Phone:** (303)376-8416      **Fax:**

**Foreclosure Number:** A202379972

**NED Date:** 07/11/2023      **Reception #:** 2023000038913  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 06/29/2018      **Recording Date:** 07/30/2018      **Reception #:** 2018000060910  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT TWENTY (20), BLOCK ONE (1), WESTMINSTER HILLS FILING NO. ONE, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8191 TENNYSON STREET, WESTMINSTER, CO 80031

**Original Note Amt:** \$333,841.00      **LoanType:** FHA      **Interest Rate:** 5.375  
**Current Amount:** \$314,779.43      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** ANTONIO J BALTAZAR AND SHANTEL GOMEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** ANTONIO J BALTAZAR, SHANTEL GOMEZ, ANTONIO JAVIER BALTAZAR AND SHANTEL GOMEZ HERNANDEZ

**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:** 22-028681      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202379973

**NED Date:** 07/11/2023      **Reception #:** 2023000038765  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 08/30/2017      **Recording Date:** 09/01/2017      **Reception #:** 2017000076713  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 8, BARTLEY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 16144 Paris Way, Brighton, CO 80602

**Original Note Amt:** \$556,657.00      **LoanType:** VA      **Interest Rate:** 3.25  
**Current Amount:** \$530,634.77      **As Of:** 02/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Gerald H Mangus and Ramona R Mangus  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for Peoples National Bank  
**Grantor (Borrower On Deed of Trust)** Gerald H Mangus and Ramona R Mangus

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

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

**Attorney File Number:** 23CO00276-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202379974

**NED Date:** 07/11/2023      **Reception #:** 2023000038875  
**Original Sale Date:** 11/01/2023  
**Deed of Trust Date:** 02/10/2005      **Recording Date:** 02/23/2005      **Reception #:** 20050223000184460  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 44, BOX ELDER CREEK RANCH, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 32260 EAST 167TH DRIVE, HUDSON, CO 80642

**Original Note Amt:** \$329,000.00      **LoanType:** Unknown      **Interest Rate:** 6.0000  
**Current Amount:** \$249,371.60      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3  
**Current Owner:** REBECCA M SPAAR  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP.  
**Grantor (Borrower On Deed of Trust)** REBECCA M. SPAAR

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 09/08/2023  
**Last Publication Date:** 10/06/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 0000009832767      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202379975

**NED Date:** 07/11/2023

**Reception #:** 2023000038943

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

**Deed of Trust Date:** 09/06/2001

**Recording Date:** 09/12/2001

**Reception #:** C0856661

**Re-Recording Date:** 02/14/2002

**Re-Recorded #:** C0927460

**Legal:** LOT 80, THE AMENDED PLAT OF THE WESTMINSTER HOMES SUBDIVISION, TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO (S) . 152, + 151, COUNTY OF ADAMS, STATE OF COLORADO.

CORRECTION AND RATIFICATION AGREEMENT RECORDED ON 11/16/2001 AT RECEPTION NO. C0887599

**Address:** 8031-B Wolff St., Westminster, CO 80031

**Original Note Amt:** \$116,593.00

**LoanType:** FHA

**Interest Rate:** 6.25

**Current Amount:** \$55,046.49

**As Of:** 02/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Theodore D. Morland

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Theodore D. Morland

**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:** 20-024432

**Phone:** (303)706-9990

**Fax:** (303)706-9994