

Notices of Election and Demand Filed in Adams County

From July 25, 2023 Through July 25, 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: A202379989

NED Date: 07/25/2023 **Reception #:** 2023000042024
Original Sale Date: 11/15/2023
Deed of Trust Date: 02/29/2020 **Recording Date:** 04/06/2020 **Reception #:** 2020000031655
Re-Recording Date **Re-Recorded #:**

Legal: That part of Lot 7, Block 2, The First Addition to Rose Hill, described as: Beginning 75 feet North of the Southeast Corner of Lot 7; Thence West 192 feet; Thence North 85 feet; Thence East 192 feet; Thence South 85 feet to Point of Beginning, Except that portion conveyed in document recorded April 9, 1976 in Book 2056 at Page 429, County of Adams, State of Colorado.

Address: 6321 Monaco St, Commerce City, CO 80022

Original Note Amt: \$177,000.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$169,886.01 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Home Point Financial Corporation
Current Owner: Arline M. Haines
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Advance Mortgage & Investment Company, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Arline M. Haines

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

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

Attorney File Number: CO22027 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379990

NED Date: 07/25/2023 **Reception #:** 2023000042020
Original Sale Date: 11/15/2023
Deed of Trust Date: 12/27/2018 **Recording Date:** 01/10/2019 **Reception #:** 2019000002322
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, GREEN ESTATES FILING NO, 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 23950 E 155Th Way, Brighton, CO 80603-3887

Original Note Amt: \$416,000.00 **LoanType:** Conventional **Interest Rate:** 2.875
Current Amount: \$445,867.27 **As Of:** 05/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.
Current Owner: Brian R. Atkerson AND Brittany M. Atkerson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE HORN FUNDING CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Brian R. Atkerson AND Brittany M. Atkerson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030504 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379993

NED Date: 07/25/2023 **Reception #:** 2023000042023
Original Sale Date: 11/15/2023
Deed of Trust Date: 06/08/2018 **Recording Date:** 06/11/2018 **Reception #:** 2018000047019
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, THE YACHT CLUB FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5136 W 68th Ave, Westminster, CO 80030

Original Note Amt: \$298,127.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$245,480.96 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Joseph Baylon
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) Joseph Baylon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-030441 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379994

NED Date: 07/25/2023 **Reception #:** 2023000042026
Original Sale Date: 11/15/2023
Deed of Trust Date: 03/31/2022 **Recording Date:** 04/07/2022 **Reception #:** 2022000031320
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 91F, OF BLOCKS 91A, 91D, 91E, 91F, OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

TAX ID: 0171923110003

Address: 9450 High St, Thornton, CO 80229

Original Note Amt: \$407,148.00 **LoanType:** VA **Interest Rate:** 4.25
Current Amount: \$402,604.40 **As Of:** 01/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Denise Holtz AND Johnathan Holtz
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Denise Holtz AND Johnathan Holtz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-030508 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379995

NED Date: 07/25/2023 **Reception #:** 2023000042028
Original Sale Date: 11/15/2023
Deed of Trust Date: 11/16/2005 **Recording Date:** 11/28/2005 **Reception #:** 20051128001303820
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 20-A, VALLEY VISTA FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 800 Delta Street, Denver, CO 80221

Original Note Amt: \$162,500.00 **LoanType:** Unknown **Interest Rate:** 6.250
Current Amount: \$126,007.54 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F, by U.S. Bank National Association, as Indenture Trustee
Current Owner: Christian Foster
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for America's Wholesale Lender
Grantor (Borrower On Deed of Trust) Christian Foster

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 9629.0063 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202379996

NED Date: 07/25/2023 **Reception #:** 2023000042027
Original Sale Date: 11/15/2023
Deed of Trust Date: 11/09/2021 **Recording Date:** 11/16/2021 **Reception #:** 2021000134521
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 11, WILLIAMS AND GREENE RESUBDIVISION OF PLOTS 11, 14 AND 16, DUPONT-DERBY GARDENS, COUNTY OF ADAMS, STATE OF COLORADO

Address: 6691 East 77th Place, Commerce City, CO 80022

Original Note Amt: \$264,000.00 **LoanType:** Unknown **Interest Rate:** 3.375
Current Amount: \$260,135.05 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BOKF, N.A.
Current Owner: Frances Gloria
Grantee (Lender On Deed of Trust): BOKF, NA DBA BOK Financial Mortgage
Grantor (Borrower On Deed of Trust) Frances Gloria

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-962904-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202379999

NED Date: 07/25/2023 **Reception #:** 2023000042134
Original Sale Date: 11/15/2023
Deed of Trust Date: 07/11/2018 **Recording Date:** 07/16/2018 **Reception #:** 2018000056699
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 3, DOWNING PARK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171914308002

Address: 1358 East 96th Place, Thornton, CO 80229

Original Note Amt: \$373,117.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$310,774.26 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Valencia Contreras, Omar, A
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) Omar A Valencia Contreras

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023485 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380000

NED Date: 07/25/2023 **Reception #:** 2023000042136
Original Sale Date: 11/15/2023
Deed of Trust Date: 02/06/2015 **Recording Date:** 02/13/2015 **Reception #:** 2015000010407
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 3, WOODGLEN FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171901420007

Address: 3667 EAST 112TH PLACE, Thornton, CO 80233

Original Note Amt: \$240,000.00 **LoanType:** VA **Interest Rate:** 5.625
Current Amount: \$255,869.93 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Donald L. Lovato
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Donald L. Lovato

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030521 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380001

NED Date: 07/25/2023 **Reception #:** 2023000042208
Original Sale Date: 03/06/2024
Deed of Trust Date: 11/25/2020 **Recording Date:** 12/02/2020 **Reception #:** 2020000125594
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 13895 Powhaton Road, Brighton, CO 80603

Original Note Amt: \$401,250.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$362,536.23 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Raul F. Hernandez
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Raul F. Hernandez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/11/2024
Last Publication Date: 02/08/2024

Attorney for Beneficiary: Lewis Roca Rothgerber Christie LLP

Attorney File Number: 307913-00053 **Phone:** (303)623-9000 **Fax:**

Foreclosure Number: A202380002

NED Date: 07/25/2023 **Reception #:** 2023000042210
Original Sale Date: 11/15/2023
Deed of Trust Date: 12/19/2006 **Recording Date:** 01/03/2007 **Reception #:** 2007000001874
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, COLLEGE HILL, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11443 KING CT, WESTMINSTER, CO 80031

Original Note Amt: \$233,000.00 **LoanType:** Unknown **Interest Rate:** 7.120
Current Amount: \$214,022.72 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Trust Acquisition
Current Owner: SAMUEL FRANK LOPEZ JR. AND MARTINA JUAREZ LOPEZ
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION ND
Grantor (Borrower On Deed of Trust): SAMUEL FRANK LOPEZ JR. AND MARTINA JUAREZ LOPEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023
Last Publication Date: 10/19/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009847583 **Phone:** (303)350-3711 **Fax:** (303)813-1107

