

Notices of Election and Demand Filed in Adams County

From August 01, 2023 Through August 01, 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: A202380007

NED Date: 08/01/2023 **Reception #:** 2023000043648
Original Sale Date: 11/29/2023
Deed of Trust Date: 07/07/2019 **Recording Date:** 07/25/2019 **Reception #:** 2019000058853
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 17 AND 18, EXCEPT THE REAR 8 FEET THEREOF, BLOCK 29, NEW ENGLAND HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2224 FLORENCE ST, AURORA, CO 80010

Original Note Amt: \$246,489.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$232,349.29 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LOANDEPOT.COM, LLC
Current Owner: JOSEPH A. SOLANO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOANDEPOT.COM, LLC
Grantor (Borrower On Deed of Trust) JOSEPH A. SOLANO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009853284 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380008

NED Date: 08/01/2023 **Reception #:** 2023000043650
Original Sale Date: 11/29/2023
Deed of Trust Date: 03/16/2021 **Recording Date:** 03/23/2021 **Reception #:** 2021000035198
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 29, OF BLOCKS 27, 28, 29 AND 29A OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1701 E 88th Avenue, Thornton, CO 80229

Original Note Amt: \$188,000.00 **LoanType:** Conventional **Interest Rate:** 3.375
Current Amount: \$184,742.37 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK NA
Current Owner: Chris P Aragon
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) Chris P Aragon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-030545 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380009

NED Date: 08/01/2023 **Reception #:** 2023000043653
Original Sale Date: 11/29/2023
Deed of Trust Date: 03/17/2006 **Recording Date:** 03/27/2006 **Reception #:** 20060327000306160
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 3, PERL-MACK MANOR THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2051 W 74th Ave, Denver, CO 80221

Original Note Amt: \$166,250.00 **LoanType:** Conventional **Interest Rate:** 4.5
Current Amount: \$123,606.70 **As Of:** 03/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION , as Trustee for Mortgage Pass-Through Certificates, MLMI Series 2006-A4
Current Owner: Levi Reiswig
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Levi Reiswig AND Maria Reiswig

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-025033 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380010

NED Date: 08/01/2023 **Reception #:** 2023000043649
Original Sale Date: 11/29/2023
Deed of Trust Date: 08/20/2020 **Recording Date:** 08/25/2020 **Reception #:** 2020000083430
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 30, HEFTLER HOMES HILLCREST 2ND AMENDMENT FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9951 PECOS ST, THORNTON, CO 80260-5907

Original Note Amt: \$350,483.00 **LoanType:** Unknown **Interest Rate:** 2.500
Current Amount: \$330,933.38 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner: KATHLEEN L. TOTH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust) KATHLEEN L. TOTH

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 0000009856758 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202380011

NED Date: 08/01/2023 **Reception #:** 2023000043652
Original Sale Date: 11/29/2023
Deed of Trust Date: 12/13/2019 **Recording Date:** 12/19/2019 **Reception #:** 2019000111567
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 18, CHERRYWOOD PARK FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0157324431013

Address: 13697 Adams St, Thornton, CO 80602

Original Note Amt: \$297,924.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$279,828.78 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Jimmy Abalos
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CENTENNIAL LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jimmy Abalos

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030240 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380012

NED Date: 08/01/2023 **Reception #:** 2023000043651
Original Sale Date: 11/29/2023
Deed of Trust Date: 08/21/2015 **Recording Date:** 08/28/2015 **Reception #:** 2015000072084
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 18, CONCORD FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Pursuant to Loan Modification Agreement recorded January 25, 2023 at Reception No. 2023000004406

Address: 12245 GRAPE STREET, THORNTON, CO 80241

Original Note Amt: \$203,000.00 **LoanType:** Unknown **Interest Rate:** 4.000
Current Amount: \$224,550.96 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: DANNY A FAHRENKRUG
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAND HOME FINANCIAL SERVICES, INC
Grantor (Borrower On Deed of Trust) DANNY A FAHRENKRUG

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009849639 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202380013

NED Date: 08/01/2023 **Reception #:** 2023000043655
Original Sale Date: 11/29/2023
Deed of Trust Date: 03/30/2004 **Recording Date:** 04/06/2004 **Reception #:** 20040406000195990
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 8, MEADOWLARK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2531 WEST 105TH PLACE, WESTMINSTER, CO 80234

Original Note Amt: \$153,400.00 **LoanType:** Unknown **Interest Rate:** 5.375
Current Amount: \$99,785.60 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Current Owner: ROBERT K. MARESCA AND DAVID A. KORVER AND JENNY L. MARESCA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR WRT FINANCIAL LIMITED PARTNERSHIP
Grantor (Borrower On Deed of Trust) ROBERT K. MARESCA AND DAVID A. KORVER AND JENNY L. MARESCA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009844697 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380014

NED Date: 08/01/2023 **Reception #:** 2023000043879
Original Sale Date: 11/29/2023
Deed of Trust Date: 12/03/2013 **Recording Date:** 02/03/2014 **Reception #:** 2014000006938
Re-Recording Date: **Re-Recorded #:**

Legal: SITUATED IN THE COUNTY OF ADAMS, AND STATE OF COLORADO, TO WIT:
LOT 10, BLOCK 9, PERL-MACK MANOR FOURTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 461 W 71st Ave, Denver, CO 80221-3003

Original Note Amt: \$42,857.00 **LoanType:** Unknown **Interest Rate:** 4.2400
Current Amount: \$42,557.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Charlene M. Zavishlak and Nancy J. Zavishlak
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust) Charlene M. Zavishlak and Nancy J. Zavishlak

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/05/2023
Last Publication Date: 11/02/2023

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

Attorney File Number: CO22087 **Phone:** (303)274-0155 **Fax:** (303)274-0159