

# Notices of Election and Demand Filed in Adams County

From August 08, 2023 Through August 08, 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:** A202380020

**NED Date:** 08/08/2023

**Reception #:** 2023000045083

**Original Sale Date:** 12/06/2023

**Deed of Trust Date:** 09/25/2003

**Recording Date:** 10/07/2003

**Reception #:** C1220730

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 1, BLOCK 4, HOLLY CROSSING SUBDIVISION FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 12205 Monaco Drive, Brighton, CO 80602

**Original Note Amt:** \$201,370.00

**LoanType:** VA

**Interest Rate:** 5.000

**Current Amount:** \$193,687.07

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Bank of America, N.A.
<b>Current Owner:</b>	Daniel J. Covillo and Sylvia F. Covillo
<b>Grantee (Lender On Deed of Trust):</b>	Wells Fargo Home Mortgage, Inc.
<b>Grantor (Borrower On Deed of Trust)</b>	Daniel J. Covillo and Sylvia F. Covillo

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 10/12/2023

**Last Publication Date:** 11/09/2023

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

**Attorney File Number:** CO-23-963444-LL

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

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

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**Foreclosure Number:** A202380021

**NED Date:** 08/08/2023

**Reception #:** 2023000045082

**Original Sale Date:** 12/06/2023

**Deed of Trust Date:** 12/22/2021

**Recording Date:** 01/06/2022

**Reception #:** 2022000001720

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 127, GIFFORDS RESUBDIVISION OF BLOCK 126-127, BOSTON HEIGHTS, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0182335213010

\*\*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON AUGUST 2, 2023 AT RECEPTION NO. 2023000044126 TO CORRECT LEGAL DESCRIPTION.

**Address:** 2300 Kenton Street, Aurora, CO 80010

**Original Note Amt:** \$615,000.00

**LoanType:** FHA

**Interest Rate:** 7

**Current Amount:** \$186,515.99

**As Of:** 01/01/1950

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	FINANCE OF AMERICA REVERSE LLC
<b>Current Owner:</b>	Calhoun, Peggy, L
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Advisors Mortgage Group, L.L.C., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Peggy L Calhoun

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 10/12/2023

**Last Publication Date:** 11/09/2023

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

**Attorney File Number:** 23-030550

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

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



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**Foreclosure Number:** A202380024

**NED Date:** 08/08/2023      **Reception #:** 2023000045088  
**Original Sale Date:** 12/06/2023  
**Deed of Trust Date:** 12/31/2019      **Recording Date:** 01/15/2020      **Reception #:** 2020000005340  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 4, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 47355 LILAC AVENUE, BENNETT, CO 80102

**Original Note Amt:** \$393,838.00      **LoanType:** Unknown      **Interest Rate:** 3.875  
**Current Amount:** \$381,497.16      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** CHRISTOPHER W HARTZELL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** CHRISTOPHER W HARTZELL

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 10/13/2023  
**Last Publication Date:** 11/10/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009862004      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202380025

**NED Date:** 08/08/2023      **Reception #:** 2023000045250  
**Original Sale Date:** 12/06/2023  
**Deed of Trust Date:** 03/17/2011      **Recording Date:** 03/22/2011      **Reception #:** 2011000018362  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 3 AND 4, EXCEPT THE REAR 8 FEET OF SAID LOTS, BLOCK 39, AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1684 Clinton Street, Aurora, CO 80010

**Original Note Amt:** \$97,367.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$74,363.95      **As Of:** 03/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION  
**Current Owner:** Natasha Rene Ruiz  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for U.S. Bank N.A.  
**Grantor (Borrower On Deed of Trust)** Natasha Rene Ruiz

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/12/2023  
**Last Publication Date:** 11/09/2023

**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.  
**Attorney File Number:** 23CO00300-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375