

Notices of Election and Demand Filed in Adams County

From August 15, 2023 Through August 15, 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: A202380027

NED Date: 08/15/2023 **Reception #:** 2023000046376
Original Sale Date: 12/13/2023
Deed of Trust Date: 11/01/2019 **Recording Date:** 11/15/2019 **Reception #:** 2019000099699
Re-Recording Date **Re-Recorded #:**

Legal: LOT 80, REUNION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 17083 EAST 104TH WAY, COMMERCE CITY, CO 80022

Original Note Amt: \$304,232.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$285,020.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: LISA K. BRUNER AND LISA KATHLEEN DENISE CARL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust) LISA K. BRUNER AND ADAM BRUNER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/19/2023
Last Publication Date: 11/16/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009864786 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380028

NED Date: 08/15/2023 **Reception #:** 2023000046375
Original Sale Date: 12/13/2023
Deed of Trust Date: 06/10/2020 **Recording Date:** 06/19/2020 **Reception #:** 2020000055928
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 5, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 47406 Lilac Ave, Bennett, CO 80102

Original Note Amt: \$418,185.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$394,460.07 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Jessica Mora Escalera and Jose A Mora
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) Jessica Mora Escalera and Jose A Mora

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 10/20/2023
Last Publication Date: 11/17/2023
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 22CO00266-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Notices of Election and Demand Filed in Adams County

From August 15, 2023 Through August 15, 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: A202380029

NED Date: 08/15/2023 **Reception #:** 2023000046386
Original Sale Date: 12/13/2023
Deed of Trust Date: 10/18/2006 **Recording Date:** 10/20/2006 **Reception #:** 2006000992264
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 3520 W 80TH AVE, WESTMINSTER, CO 80030-4276

Original Note Amt: \$104,500.00 **LoanType:** Unknown **Interest Rate:** 11.250
Current Amount: \$95,091.29 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Wilmington Trust National Association, as Successor trustee to Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2
Current Owner: BENTURA ROMERO AND KIMBERLY ROMERO
Grantee (Lender On Deed of Trust): OPTION ONE MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): BENTURA ROMERO AND KIMBERLY ROMERO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/19/2023
Last Publication Date: 11/16/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009815408 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380030

NED Date: 08/15/2023 **Reception #:** 2023000046377
Original Sale Date: 12/13/2023
Deed of Trust Date: 02/28/2022 **Recording Date:** 03/02/2022 **Reception #:** 2022000019377
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, JERRY WALSH SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 210 Great Western Road, Brighton, CO 80601

Original Note Amt: \$990,000.00 **LoanType:** Unknown **Interest Rate:** 5
Current Amount: \$928,061.89 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): RAM AUTO REPAIR INC.
Current Owner: RENEW ROOFING AND PAVING LLC
Grantee (Lender On Deed of Trust): RAM AUTO REPAIR INC.
Grantor (Borrower On Deed of Trust): RENEW ROOFING AND PAVING LLC, MICHAEL JOSEPH STEVENS JR., AND CHARLIE ANTHONY LOPEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/19/2023
Last Publication Date: 11/16/2023

Attorney for Beneficiary: Huntington C. Brown & Associates LLC

Attorney File Number: 80030 **Phone:** (303)830-0808 **Fax:** (303)830-0804

