

Notices of Election and Demand Filed in Adams County

From September 07, 2023 Through September 07, 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: A202380050

NED Date: 09/07/2023 **Reception #:** 2023000051046
Original Sale Date: 01/10/2024
Deed of Trust Date: 09/17/2019 **Recording Date:** 09/27/2019 **Reception #:** 2019000081997
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 19 AND 20, BLOCK 10, COLLEGE CREST, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6620 Grove Street, Denver, CO 80221

Original Note Amt: \$265,109.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$248,016.71 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Shawn D. Schmidt
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Sierra Pacific Mortgage Company, Inc.
Grantor (Borrower On Deed of Trust) Shawn D. Schmidt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

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

Attorney File Number: 22CO00018-3 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202380051

NED Date: 09/07/2023 **Reception #:** 2023000051041
Original Sale Date: 01/10/2024
Deed of Trust Date: 12/27/2019 **Recording Date:** 12/31/2019 **Reception #:** 2019000115048
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, JEN-ALLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6801 Bowen Ct, Commerce City, CO 80022

Original Note Amt: \$308,750.00 **LoanType:** FNMA **Interest Rate:** 4.5
Current Amount: \$292,178.37 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Royal Pacific Funding Corporation
Current Owner: Aremy Janeth Sanchez Alpizar
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for Royal Pacific Funding Corp.
Grantor (Borrower On Deed of Trust) Aremy Janeth Sanchez Alpizar

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

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

Attorney File Number: 23CO00342-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202380052

NED Date: 09/07/2023 **Reception #:** 2023000051042
Original Sale Date: 01/10/2024
Deed of Trust Date: 09/27/2019 **Recording Date:** 10/03/2019 **Reception #:** 2019000084156
 Re-Recording Date 10/15/2019 **Re-Recorded #:** 2019000087840

Legal: LOT 14, BLOCK 2, RIVER RUN SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11245 Jamaica Street, Commerce City, CO 80640

Original Note Amt: \$365,262.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$322,400.92 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Nathan Shelton AND Tonyal Shelton
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) Nathan Shelton AND Tonyal Shelton

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
 Last Publication Date: 12/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030770 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380053

NED Date: 09/07/2023 **Reception #:** 2023000051047
Original Sale Date: 01/10/2024
Deed of Trust Date: 12/31/2013 **Recording Date:** 01/03/2014 **Reception #:** 2014000000614
 Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 24, HEFTLER HOMES HILLCREST 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1184 W. 101st Ave, Northglenn, CO 80260-6270

Original Note Amt: \$186,558.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$185,315.20 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Eric W Wiley and Melissa M Wiley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage
Grantor (Borrower On Deed of Trust) Eric W Wiley and Melissa M Wiley

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
 Last Publication Date: 12/14/2023

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

Attorney File Number: 17CO00319-5 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202380054

NED Date: 09/07/2023 **Reception #:** 2023000051044
Original Sale Date: 01/10/2024
Deed of Trust Date: 08/27/2021 **Recording Date:** 08/27/2021 **Reception #:** 2021000102637
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, MONTICELLO 1971 SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171921317042

Address: 9081 Rampart St, Federal Heights, CO 80260

Original Note Amt: \$317,130.00 **LoanType:** VA **Interest Rate:** 3.5
Current Amount: \$306,592.33 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Max Joseph Roybal and Lisa Rae Roybal
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Max Joseph Roybal and Lisa Rae Roybal

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030674 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380055

NED Date: 09/07/2023 **Reception #:** 2023000051043
Original Sale Date: 01/10/2024
Deed of Trust Date: 12/23/2015 **Recording Date:** 12/30/2015 **Reception #:** 2015000108609
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 7, DUNES PARK, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10051 E 112th Way, Henderson, CO 80640

Original Note Amt: \$235,500.00 **LoanType:** Unknown **Interest Rate:** 4.250
Current Amount: \$198,900.28 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Ronnie Sandoval
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Ronnie Sandoval

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-964513-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202380056

NED Date: 09/07/2023 **Reception #:** 2023000051056
Original Sale Date: 01/10/2024
Deed of Trust Date: 07/26/2022 **Recording Date:** 08/02/2022 **Reception #:** 2022000065889
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, GREEN ACRES SUBDIVISION FILING NO. 1A, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11212 Xavier Drive, Westminster, CO 80031

Original Note Amt: \$144,200.00 **LoanType:** Conventional **Interest Rate:** 3.99
Current Amount: \$143,840.12 **As Of:** 11/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Jerome A. Jacobs
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Jerome A. Jacobs

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030224 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380057

NED Date: 09/07/2023 **Reception #:** 2023000051055
Original Sale Date: 01/10/2024
Deed of Trust Date: 02/24/2021 **Recording Date:** 03/02/2021 **Reception #:** 2021000025233
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, GREEN ACRES SUBDIVISION FILING NO. 1A, COUNTY OF ADAMS, STATE OF COLORADO.

APN: 0171906006003

Address: 11212 Xavier Dr, Westminster, CO 80031-7800

Original Note Amt: \$244,400.00 **LoanType:** VA **Interest Rate:** 2.25
Current Amount: \$212,417.66 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Jerome A. Jacobs
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): Jerome A. Jacobs

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030655 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380058

NED Date: 09/07/2023 **Reception #:** 2023000051045
Original Sale Date: 01/10/2024
Deed of Trust Date: 04/28/2015 **Recording Date:** 05/06/2015 **Reception #:** 2015000033381
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25. BLOCK 3, MIDTOWN AT CLEAR CREEK-FILING NO. 1 PLAT CORRECTION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6748 Larsh Dr., Denver, CO 80221-2568

Original Note Amt: \$417,000.00 **LoanType:** Conventional **Interest Rate:** 3.875
Current Amount: \$350,101.39 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC
Current Owner: Timothy J Hall AND Allison M Hall
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Timothy J Hall AND Allison M Hall

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030781 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380059

NED Date: 09/07/2023 **Reception #:** 2023000051061
Original Sale Date: 01/10/2024
Deed of Trust Date: 12/10/2018 **Recording Date:** 12/12/2018 **Reception #:** 2018000099289
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 10-108, BRAVADO CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON SEPTEMBER 12, 1978 IN BLOCK 2273 AT PAGE 549 AND CONDOMINIUM MAP RECORDED SEPTEMBER 12, 1978 IN BOOK P.U.D. AT PAGE 211 OF THE COUNTY OF ADAMS RECORDS; TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING SPACE 181. COUNTY OF ADMAS, STATE OF COLORADO.

Address: 10211 Ura Lane #10-108, Thornton, CO 80260

Original Note Amt: \$91,500.00 **LoanType:** Unknown **Interest Rate:** 5.375
Current Amount: \$94,081.82 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriHome Mortgage Company, LLC
Current Owner: Nichole Riede
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Thrive Mortgage, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Nichole Riede

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-964471-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202380060

NED Date: 09/07/2023 **Reception #:** 2023000051159
Original Sale Date: 01/10/2024
Deed of Trust Date: 02/12/2021 **Recording Date:** 02/19/2021 **Reception #:** 2021000020782
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 4, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1650 FUNDY WAY, AURORA, CO 80011

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: \$334,027.65 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: CHRISTIAN MARMOLEJO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR SYNERGY ONE LENDING, INC.
Grantor (Borrower On Deed of Trust) CHRISTIAN MARMOLEJO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009883919 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380061

NED Date: 09/07/2023 **Reception #:** 2023000051185
Original Sale Date: 01/10/2024
Deed of Trust Date: 06/28/2021 **Recording Date:** 08/24/2021 **Reception #:** 2021000100768
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, SAL SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 6201 Washington St., Denver, CO 80216

Original Note Amt: \$221,750.00 **LoanType:** Unknown **Interest Rate:** 12
Current Amount: \$221,750.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Amien Rezai
Current Owner: Reza V Rezai
Grantee (Lender On Deed of Trust): Amien Rezai
Grantor (Borrower On Deed of Trust) Reza V Rezai

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/16/2023
Last Publication Date: 12/14/2023

Attorney for Beneficiary: Amien Rezai
Attorney File Number: 80061 **Phone:** (831)402-9466 **Fax:**

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Foreclosure Number: A202380062

NED Date: 09/07/2023

Reception #: 2023000051224

Original Sale Date: 01/10/2024

Deed of Trust Date: 12/21/2015

Recording Date: 12/28/2015

Reception #: 2015000107650

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 8, RIVER RUN SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11581 E 114th Avenue, Henderson, CO 80640

Original Note Amt: \$284,648.00

LoanType: FHA

Interest Rate: 4.500

Current Amount: \$250,722.79

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Vy H. Tai and Lori L. Huayacla

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc., Beneficiary, as nominee for LoanStar Home Loans, LLC, dba LoanStar Home Lending, its successors and assigns

Grantor (Borrower On Deed of Trust) Vy H. Tai and Lori L. Huayacla

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

Last Publication Date: 12/14/2023

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

Attorney File Number: CO22298

Phone: (303)274-0155

Fax: (303)274-0159