

Notices of Election and Demand Filed in Adams County

From September 12, 2023 Through September 12, 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: A202380063

NED Date: 09/12/2023 **Reception #:** 2023000051835
Original Sale Date: 01/10/2024
Deed of Trust Date: 08/09/2017 **Recording Date:** 08/10/2017 **Reception #:** 2017000069674
Re-Recording Date **Re-Recorded #:**

Legal: LOT 37, BLOCK 1, THE VINEYARD SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182134323065

Address: 19043 E 16th Ave, Aurora, CO 80011

Original Note Amt: \$181,390.00 **LoanType:** Conventional **Interest Rate:** 4.875
Current Amount: \$165,819.32 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: OUR SAFE HAVENS TRUST
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MEGASTAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Scarlet Molock

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: 23-030734 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380064

NED Date: 09/12/2023 **Reception #:** 2023000051836
Original Sale Date: 01/10/2024
Deed of Trust Date: 06/27/2019 **Recording Date:** 07/09/2019 **Reception #:** 2019000053603
Re-Recording Date **Re-Recorded #:**

Legal: LOT 66, REUNION FILING NO. 16, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1723-16-3-02-004

Address: 9974 Quintero Street, Commerce City, CO 80022

Original Note Amt: \$436,939.00 **LoanType:** FHA **Interest Rate:** 6
Current Amount: \$402,863.60 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Allied First Bank, SB dba Servbank
Current Owner: Kevin D. West AND Keith G. O'Connell
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS
AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kevin D. West AND Keith G. O'Connell

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: 23-030584 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 12, 2023 Through September 12, 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: A202380065

NED Date: 09/12/2023 **Reception #:** 2023000051839
Original Sale Date: 01/10/2024
Deed of Trust Date: 10/14/2020 **Recording Date:** 10/22/2020 **Reception #:** 2020000108824
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15 AND 16, REFILING OF RESUBDIVISION OF BLOCK 164, BOSTON HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2036 Havana St, Aurora, CO 80010-1225

Original Note Amt: \$391,500.00 **LoanType:** FHA **Interest Rate:** 3.348
Current Amount: \$180,218.66 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Frances C. Boyd a/k/a F.C. Boyd
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Advisors Mortgage Group LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Frances C. Boyd a/k/a F.C. Boyd

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-23-964782-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202380066

NED Date: 09/12/2023 **Reception #:** 2023000051837
Original Sale Date: 01/10/2024
Deed of Trust Date: 09/08/2022 **Recording Date:** 09/09/2022 **Reception #:** 2022000076256
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, REUNION FILING NO. 22, CITY OF COMMERCE CITY, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 17298 EAST 109TH AVENUE, COMMERCE CITY, CO 80022

Original Note Amt: \$526,500.00 **LoanType:** Unknown **Interest Rate:** 6.000
Current Amount: \$523,373.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): TRUIST BANK
Current Owner: MARK SMITH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust) MARK SMITH

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: 00000009887498 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From September 12, 2023 Through September 12, 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: A202380067

NED Date: 09/12/2023 **Reception #:** 2023000051838
Original Sale Date: 01/10/2024
Deed of Trust Date: 09/28/2011 **Recording Date:** 09/30/2011 **Reception #:** 2011000063452
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 2, BEVERLY HOMES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7971 Newport Street, Commerce City, CO 80022

Original Note Amt: \$102,338.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$64,941.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BOKF, N.A.
Current Owner: Christina M Berlin
Grantee (Lender On Deed of Trust): BOKF, NA DBA Colorado State Bank and Trust
Grantor (Borrower On Deed of Trust): Christina M Berlin

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-23-965405-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202380068

NED Date: 09/12/2023 **Reception #:** 2023000051868
Original Sale Date: 01/10/2024
Deed of Trust Date: 06/06/2018 **Recording Date:** 06/28/2018 **Reception #:** 2018000052383
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, QUAIL CROSSING SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13560 JASON CT, WESTMINSTER, CO 80234

Original Note Amt: \$409,000.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$416,669.17 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Citigroup Mortgage Loan Trust 2022-RP3
Current Owner: DONGWA YUN AND STEPHEN LEE
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK. N.A.
Grantor (Borrower On Deed of Trust): DONGHWA YUN AND STEPHEN LEE

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: 00000009812462 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From September 12, 2023 Through September 12, 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: A202380069

NED Date: 09/12/2023

Reception #: 2023000051919

Original Sale Date: 01/10/2024

Deed of Trust Date: 09/13/2010

Recording Date: 09/29/2010

Reception #: 2010000065521

Re-Recording Date

Re-Recorded #:

Legal: A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS, WITH A STREET LOCATION ADDRESS OF 9240 CIANCIO ST; DENVER, CO 80229-3828 CURRENTLY OWNED BY RONALD A AVIS AND JENNIE L AVIS HAVING A TAX IDENTIFICATION NUMBER OF R0053804 AND FURTHER DESCRIBED AS SUB: THORNTON BLK: 83 LOT: 17.

Address: 9240 CIANCIO ST, DENVER, CO 80229

Original Note Amt: \$132,700.00

LoanType: Unknown

Interest Rate: 5.50

Current Amount: \$114,615.02

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): CITIGROUP MORTGAGE LOAN TRUST 2021 -RP5

Current Owner: RONALD A AVIS AND JENNIE L AVIS

Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.

Grantor (Borrower On Deed of Trust): RONALD A AVIS AND JENNIE L AVIS

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: 00000009728155

Phone: (303)350-3711

Fax: (303)813-1107