

# Notices of Election and Demand Filed in Adams County

From September 14, 2023 Through September 14, 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:** A202380070

**NED Date:** 09/14/2023      **Reception #:** 2023000052352  
**Original Sale Date:** 01/10/2024  
**Deed of Trust Date:** 10/11/2013      **Recording Date:** 10/22/2013      **Reception #:** 2013000091336  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 13, A RESUBDIVISION OF BLOCK 13, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4524 WEST 65TH AVENUE, ARVADA, CO 80003

**Original Note Amt:** \$208,650.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$172,663.34      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Romero, Lucas, J.  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Lucas J. Romero

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 11/23/2023  
**Last Publication Date:** 12/21/2023

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

**Attorney File Number:** 14-001258      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380071

**NED Date:** 09/14/2023      **Reception #:** 2023000052351  
**Original Sale Date:** 01/10/2024  
**Deed of Trust Date:** 01/15/2016      **Recording Date:** 01/27/2016      **Reception #:** 2016000006572  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 5, BLOCK 1, GREEN ESTATES FILING NO 3.

**Address:** 15565 Edna Drive, Brighton, CO 80603

**Original Note Amt:** \$214,000.00      **LoanType:** Unknown      **Interest Rate:** 3.115  
**Current Amount:** \$194,424.97      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Joshua M. Johnson and Stephanie R. Johnson  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust)** Joshua M. Johnson and Stephanie R. Johnson

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 11/23/2023  
**Last Publication Date:** 12/21/2023

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

**Attorney File Number:** CO-23-966259-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

# Notices of Election and Demand Filed in Adams County

From September 14, 2023 Through September 14, 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:** A202380072

**NED Date:** 09/14/2023      **Reception #:** 2023000052353  
**Original Sale Date:** 01/10/2024  
**Deed of Trust Date:** 09/29/2010      **Recording Date:** 10/07/2010      **Reception #:** 2010000068439  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 48, BOX ELDER CREEK RANCH, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 32245 E 166TH CRT, HUDSON, CO 80642

**Original Note Amt:** \$277,000.00      **LoanType:**      **Interest Rate:**  
**Current Amount:** \$255,060.11      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE  
MAC SLST 2022-1 PARTICIPATION INTEREST TRUST  
**Current Owner:** CLAYTON L TATE AND SHARON K TATE  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** CLAYTON L TATE AND SHARON K TATE

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 11/24/2023  
**Last Publication Date:** 12/22/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009890914      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202380073

**NED Date:** 09/14/2023      **Reception #:** 2023000052378  
**Original Sale Date:** 01/10/2024  
**Deed of Trust Date:** 05/17/2013      **Recording Date:** 05/22/2013      **Reception #:** 2013000043502  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 62, NORTH GLENN- FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 167 WALLACE STREET, NORTHGLENN, CO 80234

**Original Note Amt:** \$180,000.00      **LoanType:** Unknown      **Interest Rate:** 3.875  
**Current Amount:** \$40,271.50      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** JUSTIN TA AND AI THANH TAM NGUYEN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR STEARNS LENDING, INC.  
**Grantor (Borrower On Deed of Trust):** JUSTIN TA AND AI THANH TAM NGUYEN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 11/23/2023  
**Last Publication Date:** 12/21/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009787086      **Phone:** (303)350-3711      **Fax:** (303)813-1107