

Notices of Election and Demand Filed in Adams County

From September 19, 2023 Through September 19, 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: A201877806 **Restarted**

NED Date: 09/19/2023 **Reception #:** 2023000053315
Original Sale Date: 01/10/2024
Deed of Trust Date: 05/23/2015 **Recording Date:** 06/02/2015 **Reception #:** 2015000041377
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, LAKEVIEW ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5061 W. 71st Place, Westminster, CO 80030

Original Note Amt: \$201,777.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$195,591.97 **As Of:** 04/01/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Arturo Martinez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Paramount Residential Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust) Arturo Martinez

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

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

Attorney File Number: 18CO00412-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202380074

NED Date: 09/19/2023 **Reception #:** 2023000053082
Original Sale Date: 01/10/2024
Deed of Trust Date: 11/27/2019 **Recording Date:** 12/05/2019 **Reception #:** 2019000106415
Re-Recording Date **Re-Recorded #:**

Legal: THE EAST 1/2 OF LOT 2, AND ALL OF LOT 3, BLOCK 5, SUNSET VIEW SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0156908222004

Address: 305 Eastern Avenue, Brighton, CO 80601

Original Note Amt: \$341,205.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$321,852.43 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Salazar, Daniel
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Daniel Salazar

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: 22-027860 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380075

NED Date: 09/19/2023 **Reception #:** 2023000053086
Original Sale Date: 01/10/2024
Deed of Trust Date: 06/08/2018 **Recording Date:** 06/13/2018 **Reception #:** 2018000047575
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 3, FROMAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0182131408003

Address: 1724 Fraser Street, Aurora, CO 80011

Original Note Amt: \$297,511.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$256,030.13 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Sandra Carrillo Cabral and Helios M Villanueva Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Sandra Carrillo Cabral and Helios M Villanueva Martinez

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: 23-030847 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380076

NED Date: 09/19/2023 **Reception #:** 2023000053091
Original Sale Date: 01/10/2024
Deed of Trust Date: 02/10/2020 **Recording Date:** 02/14/2020 **Reception #:** 2020000014677
Re-Recording Date **Re-Recorded #:**

Legal: That part of Plot 13, Block 5, The Adams Wagner Subdivision, described as follows: Beginning at the Northwest corner of said subdivision; thence East 804.25 feet; thence South along the West line of Plot 13, a distance of 350 feet to the True Point of Beginning; thence East 178 feet; thence South 217 feet; thence West 178 feet; thence North 217 feet to the Point of Beginning; Except the South 77 feet thereof, County of Adams, State of Colorado

Address: 1922 Burton Street, Strasburg, CO 80136

Original Note Amt: \$236,600.00 **LoanType:** Unknown **Interest Rate:** 5.625
Current Amount: \$226,543.19 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of
Starwood Mortgage Residential Trust 2020-2
Current Owner: Christopher L. Bronson and Colleen A. Bronson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Luxury
Mortgage Corp., its successors and assigns
Grantor (Borrower On Deed of Trust) Christopher L. Bronson and Colleen A. Bronson

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

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

Attorney File Number: CO11850 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380077

NED Date: 09/19/2023 **Reception #:** 2023000053088
Original Sale Date: 01/10/2024
Deed of Trust Date: 08/30/2004 **Recording Date:** 09/07/2004 **Reception #:** 20040907000874140
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 19, BLOCK 5, SHERRELWOOD ESTATES FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 584 Sundown Lane, Denver, CO 80221

Original Note Amt: \$174,400.00 **LoanType:** Conventional **Interest Rate:** 4.125
Current Amount: \$142,923.43 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC
Current Owner: William J Keller
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): William J Keller AND Tami L Hunt

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: 23-030670 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380078

NED Date: 09/19/2023 **Reception #:** 2023000053194
Original Sale Date: 01/10/2024
Deed of Trust Date: 07/28/2021 **Recording Date:** 08/05/2021 **Reception #:** 2021000093488
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 8, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 626 Hedgerow Way, Brighton, CO 80601-4528

Original Note Amt: \$466,396.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$450,003.08 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Stephen W. Powers
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Stephen W. Powers

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: 23-030883 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380079

NED Date: 09/19/2023

Reception #: 2023000053244

Original Sale Date: 01/10/2024

Deed of Trust Date: 02/05/2003

Recording Date: 02/12/2003

Reception #: C1094326

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 2416 W 82nd Place Unit # D, Westminster, CO 80030

Original Note Amt: \$55,000.00

LoanType: Conventional

Interest Rate: 8

Current Amount: \$32,716.42

As Of: 12/20/2022

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION
FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE
SECURITIES II, INC., HOME EQUITY LOAN-BACKED TERM NOTES, SERIES
2003-HS1

Current Owner: William M. Crower AND Thomas W. Sandoz, III

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
HOMECOMINGS FINANCIAL NETWORK INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) William M. Crower AND Thomas W. Sandoz, III

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: 23-030764

Phone: (303)706-9990

Fax: (303)706-9994