

Notices of Election and Demand Filed in Adams County

From September 21, 2023 Through September 21, 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: A202380080

NED Date: 09/21/2023 **Reception #:** 2023000053659
Original Sale Date: 01/24/2024
Deed of Trust Date: 04/26/2004 **Recording Date:** 05/03/2004 **Reception #:** 20040503000302590
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 5, SKYLAKE RANCH, COUNTY OF ADAMS, STATE OF COLORADO

Address: 5297 East 118th Place, Thornton, CO 80233

Original Note Amt: \$229,900.00 **LoanType:** Unknown **Interest Rate:** 5.87500
Current Amount: \$188,252.21 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association
Current Owner: Matthew P. Marquez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lend America, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Matthew P. Marquez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

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

Attorney File Number: CO11662 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202380081

NED Date: 09/21/2023 **Reception #:** 2023000053653
Original Sale Date: 01/24/2024
Deed of Trust Date: 07/22/2022 **Recording Date:** 07/26/2022 **Reception #:** 2022000063638
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 33, NORTH GLENN-TWENTY FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11453 Carlile St, Northglenn, CO 80233

Original Note Amt: \$486,034.00 **LoanType:** FHA **Interest Rate:** 6.250
Current Amount: \$483,230.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): V.I.P. Mortgage, Inc.
Current Owner: Crystal Simone Poe and Ashley Elise Poe
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Zenith Home Loans, LLC., its successors and assigns
Grantor (Borrower On Deed of Trust) Crystal Simone Poe and Ashley Elise Poe

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

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

Attorney File Number: CO22285 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380082

NED Date: 09/21/2023 **Reception #:** 2023000053654
Original Sale Date: 01/24/2024
Deed of Trust Date: 12/30/2019 **Recording Date:** 12/31/2019 **Reception #:** 2019000115201
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 19660 East 61St Drive, Aurora, CO 80019

Original Note Amt: \$407,483.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$409,239.86 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Cesar Flores Larreta AND Salma Lopez Campa
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) Cesar Flores Larreta AND Salma Lopez Campa

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030851 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380083

NED Date: 09/21/2023 **Reception #:** 2023000053655
Original Sale Date: 01/24/2024
Deed of Trust Date: 08/11/2021 **Recording Date:** 08/12/2021 **Reception #:** 2021000096634
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 8, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS RECEPTION NO.2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 21311 E 60Th Avenue, Aurora, CO 80019

Original Note Amt: \$399,354.00 **LoanType:** VA **Interest Rate:** 2.375
Current Amount: \$386,066.55 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Bolton, Clayton, T
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR KBHS HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Clayton T Bolton

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030903 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380084

NED Date: 09/21/2023 **Reception #:** 2023000053652
Original Sale Date: 01/24/2024
Deed of Trust Date: 11/21/2005 **Recording Date:** 11/29/2005 **Reception #:** 20051129001310090
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 66, NORTHGLENN - TWENTY THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID NO. : 0171902111008

Address: For Informational Purposes Only, 11815 High Street, Northglenn, CO 80233

Original Note Amt: \$174,314.15 **LoanType:** Conventional **Interest Rate:** 4.46
Current Amount: \$237,396.97 **As Of:** 04/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, not individually but as trustee for Pretium Mortgage Acquisition Trust
Current Owner: Anthony Borrego, Jr.
Grantee (Lender On Deed of Trust): HOUSEHOLD FINANCE CORPORATION III
Grantor (Borrower On Deed of Trust): Anthony Borrego, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-025210 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380085

NED Date: 09/21/2023 **Reception #:** 2023000053650
Original Sale Date: 01/24/2024
Deed of Trust Date: 08/01/2002 **Recording Date:** 08/09/2002 **Reception #:** C1008772
Re-Recording Date **Re-Recorded #:**

Legal: LOT 130, BLACK HAWK DERBY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6475 Olive Street, Commerce City, CO 80022

Original Note Amt: \$288,000.00 **LoanType:** FHA **Interest Rate:** 3.3800
Current Amount: \$329,432.41 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
Current Owner: Abelardo Yzaguirre and Lillian R. Yzaguirre
Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc., A California Corporation
Grantor (Borrower On Deed of Trust): Abelardo Yzaguirre and Lillian R. Yzaguirre

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-963556-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202380086

NED Date: 09/21/2023 **Reception #:** 2023000053651
Original Sale Date: 01/24/2024
Deed of Trust Date: 06/17/2017 **Recording Date:** 06/26/2017 **Reception #:** 2017000054651
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 1, THE GREENS AT HUNTERS GLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13489 Marion St, Thornton, CO 80241

Original Note Amt: \$403,200.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$353,127.52 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MATRIX FINANCIAL SERVICES CORPORATION
Current Owner: Frank B. Williams III and Jennifer L. Williams
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for NBKC Bank
Grantor (Borrower On Deed of Trust): Frank B. Williams III and Jennifer L. Williams, husband and wife as joint tenants

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO230086 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202380087

NED Date: 09/21/2023 **Reception #:** 2023000053657
Original Sale Date: 01/24/2024
Deed of Trust Date: 12/18/2017 **Recording Date:** 12/19/2017 **Reception #:** 2017000111467
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 2, BRIGHTON MALL SECOND FILING, AS PER THE MAP FILED APRIL 30, 1976 IN BOOK 14 OF MAPS,
AT PAGE 255, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 496 Elm Ave, Brighton, CO 80601

Original Note Amt: \$291,127.00 **LoanType:** VA **Interest Rate:** 4.5
Current Amount: \$269,376.97 **As Of:** 05/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Donnie Lee Lacrue, Jr
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ENVOY MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Donnie Lee Lacrue, Jr

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030473 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380088

NED Date: 09/21/2023 **Reception #:** 2023000053658
Original Sale Date: 01/24/2024
Deed of Trust Date: 09/20/2017 **Recording Date:** 09/21/2017 **Reception #:** 2017000082538
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 7, CITY VIEW HEIGHTS, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 01719-26-2-01-024

Address: 8781 Franklin Street, Denver, CO 80229

Original Note Amt: \$294,566.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$266,674.04 **As Of:** 05/01/2023 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030853 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380089

NED Date: 09/21/2023 **Reception #:** 2023000053656
Original Sale Date: 01/24/2024
Deed of Trust Date: 11/25/2020 **Recording Date:** 12/01/2020 **Reception #:** 2020000124165
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 52, BLOCK 1, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11611 MOBILE COURT, COMMERCE CITY, CO 80022

Original Note Amt: \$569,865.00 **LoanType:** Unknown **Interest Rate:** 3.125
Current Amount: \$544,152.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: BRANDI LOUISE STEPHENS AND JOHN PAUL STEPHENS AND DARIUS ELIAS MARTINEZ AND ARAMIS LEVI MARTINEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COLTEN MORTGAGE
Grantor (Borrower On Deed of Trust): BRANDI LOUISE STEPHENS AND JOHN PAUL STEPHENS AND DARIUS ELIAS MARTINEZ AND ARAMIS LEVI MARTINEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/30/2023
Last Publication Date: 12/28/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009890955 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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