

Notices of Election and Demand Filed in Adams County

From September 26, 2023 Through September 26, 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: A202380090

NED Date: 09/26/2023 **Reception #:** 2023000054541
Original Sale Date: 01/24/2024
Deed of Trust Date: 12/14/2006 **Recording Date:** 12/26/2006 **Reception #:** 2006001012467
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 5, HI-LAND ACRES, COUNTY OF ADAMS, STATE OF COLORADO

Address: 16103 Hi Land Cir, Brighton, CO 80602

Original Note Amt: \$457,500.00 **LoanType:** FHA **Interest Rate:** 6.400
Current Amount: \$381,175.08 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Mortgage Assets Management, LLC
Current Owner: Frances T Kiyota and James Kiyota
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Frances T Kiyota and James Kiyota

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-23-965776-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202380091

NED Date: 09/26/2023 **Reception #:** 2023000054544
Original Sale Date: 01/24/2024
Deed of Trust Date: 08/25/2016 **Recording Date:** 08/30/2016 **Reception #:** 2016000071733
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 4, WOODGLEN FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3480 JACKSON WAY, THORNTON, CO 80233

Original Note Amt: \$270,019.00 **LoanType:** Unknown **Interest Rate:** 3.5000
Current Amount: \$232,326.42 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKE VIEW LOAN SERVICING, LLC
Current Owner: TYLER JORDAN PETERSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): TYLER JORDAN PETERSON

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: 00000009895335 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202380092

NED Date: 09/26/2023 **Reception #:** 2023000054542
Original Sale Date: 01/24/2024
Deed of Trust Date: 12/23/2009 **Recording Date:** 01/06/2010 **Reception #:** 2010000001044
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, VISTA GRANDE 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8879 WINONA COURT, WESTMINSTER, CO 80031

Original Note Amt: \$255,218.00 **LoanType:** **Interest Rate:** 5.000
Current Amount: \$321,297.70 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2022-R2
Current Owner: JAMES EDWARDS
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): JAMES EDWARDS

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: 00000009595273 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380093

NED Date: 09/26/2023 **Reception #:** 2023000054547
Original Sale Date: 01/24/2024
Deed of Trust Date: 11/16/2015 **Recording Date:** 11/24/2015 **Reception #:** 2015000098763
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, ASH MEADOWS AT SAGE CREEK SUBDIVISION, FILING NO. 1, AMENDMENT NO. 2, RECORDED ON JULY 26, 2010 AT RECEPTION NO. 2010000049306, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12764 Leyden Street #C, Thornton, CO 80602

Original Note Amt: \$298,385.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$273,133.42 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Donna M. Santanastaso
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Plaza Home Mortgage Inc.
Grantor (Borrower On Deed of Trust): Donna M. Santanastaso

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

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

Attorney File Number: 19CO00152-16 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202380094

NED Date: 09/26/2023 **Reception #:** 2023000054543
Original Sale Date: 01/24/2024
Deed of Trust Date: 12/18/2006 **Recording Date:** 01/23/2007 **Reception #:** 2007000008136
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; THORNTON, 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: \$55,000.00 **LoanType:** Unknown **Interest Rate:** 6.990
Current Amount: \$41,045.49 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Jennie L Avis and Ronald A Avis
Grantee (Lender On Deed of Trust): U.S. Bank, National Association N.D.
Grantor (Borrower On Deed of Trust): Jennie L Avis and Ronald A Avis

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

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

Attorney File Number: 23CO00265-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202380095

NED Date: 09/26/2023 **Reception #:** 2023000054539
Original Sale Date: 01/24/2024
Deed of Trust Date: 05/25/2007 **Recording Date:** 06/04/2007 **Reception #:** 2007000054262
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, LEGACY RIDGE, FILING NO. 9, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10963 MEADE WAY, WESTMINSTER, CO 80031-2129

Original Note Amt: \$200,000.00 **LoanType:** Unknown **Interest Rate:** 9.875
Current Amount: \$130,709.64 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ABS Loan Trust V
Current Owner: GEORGE A LEIMBACH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, FSB
Grantor (Borrower On Deed of Trust): GEORGE A LEIMBACH

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: 00000009878018 **Phone:** (303)350-3711 **Fax:** (303)813-1107

