

Notices of Election and Demand Filed in Adams County

From January 11, 2024 Through January 11, 2024

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: A202480262

NED Date: 01/11/2024 **Reception #:** 2024000001689
Original Sale Date: 05/15/2024
Deed of Trust Date: 11/04/2021 **Recording Date:** 11/09/2021 **Reception #:** 2021000131383
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 121, COTTONWOOD VISTA SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3265 Mather St., Brighton, CO 80601

Original Note Amt: \$373,117.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$362,281.21 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Juan Carlos Martinez AND Maria Teresa Borjas Sibaja
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) Juan Carlos Martinez AND Maria Teresa Borjas Sibaja

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/21/2024
Last Publication Date: 04/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031560 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480263

NED Date: 01/11/2024 **Reception #:** 2024000001687
Original Sale Date: 05/15/2024
Deed of Trust Date: 07/23/2019 **Recording Date:** 07/26/2019 **Reception #:** 2019000059241
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 15, RIVER RUN SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0172102110029

Address: 11850 E 117th Ave, Commerce City, CO 80640

Original Note Amt: \$374,099.00 **LoanType:** FHA **Interest Rate:** 6.375
Current Amount: \$330,958.20 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Nicholas County AND Jennifer Nolte
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Nicholas County AND Jennifer Nolte

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/21/2024
Last Publication Date: 04/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029514 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480264

NED Date: 01/11/2024 **Reception #:** 2024000001690
Original Sale Date: 05/15/2024
Deed of Trust Date: 04/30/2019 **Recording Date:** 05/01/2019 **Reception #:** 2019000032472
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 9, RIVER OAKS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11381 E. 110th Way, Commerce City, CO 80640

Original Note Amt: \$412,392.00 **LoanType:** FHA **Interest Rate:** 4.000
Current Amount: \$380,122.13 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Owner: Alejandro Salomon, Jr. and Ruben M. Moreno Salomon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A.
Grantor (Borrower On Deed of Trust) Alejandro Salomon Jr. and Ruben M. Moreno Salomon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/21/2024
Last Publication Date: 04/18/2024

Attorney for Beneficiary: Taherzadeh, PLLC

Attorney File Number: 80264 **Phone:** (469)729-6800 **Fax:** (469)828-2772

Foreclosure Number: A202480265

NED Date: 01/11/2024 **Reception #:** 2024000001865
Original Sale Date: 05/15/2024
Deed of Trust Date: 11/16/2016 **Recording Date:** 11/28/2016 **Reception #:** 2016000101574
Re-Recording Date **Re-Recorded #:**

Legal: LOT 37, BLOCK 1, LAKE VILLAGE FILING NO. 4 COUNTY OF ADAMS, STATE OF COLORADO

Address: 12881 Fillmore Ct, Thornton, CO 80241-2014

Original Note Amt: \$516,000.00 **LoanType:** FHA **Interest Rate:** 5.213
Current Amount: \$323,524.96 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Ronald D. Brazelton and Diana E. Brazelton Revocable Trust
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Liberty Home Equity Solutions, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Diana Elizabeth Brazelton, Surviving Trustee of the Ronald D. Brazelton and Diana E. Brazelton Revocable Trust, Under a Trust Agreement Dated February 3, 2006

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/21/2024
Last Publication Date: 04/18/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-972354-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369