

Notices of Election and Demand Filed in Adams County

From January 25, 2024 Through January 25, 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: A202480287

NED Date: 01/25/2024 **Reception #:** 2024000003953
Original Sale Date: 05/22/2024
Deed of Trust Date: 01/26/2017 **Recording Date:** 02/03/2017 **Reception #:** 2017000011029
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN: 0182506215013

Address: 4517 W 69th Ave, Westminster, CO 80030

Original Note Amt: \$70,000.00 **LoanType:** Conventional **Interest Rate:** 8.375
Current Amount: \$55,176.51 **As Of:** 05/05/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Snyder, Jr., David, T.
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): David T. Snyder, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024
Last Publication Date: 05/02/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031679 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480288

NED Date: 01/25/2024 **Reception #:** 2024000003952
Original Sale Date: 05/22/2024
Deed of Trust Date: 08/26/2003 **Recording Date:** 09/04/2003 **Reception #:** C1203993
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 88, SHAW HEIGHTS SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8481 MASON CIRCLE, WESTMINSTER, CO 80031

Original Note Amt: \$172,500.00 **LoanType:** Unknown **Interest Rate:** 5.500
Current Amount: \$127,444.77 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST
Current Owner: JOSEPH F. SELLARS AND JEREMY SELLARS
Grantee (Lender On Deed of Trust): INDYMAC BANK, F.S.B
Grantor (Borrower On Deed of Trust): JOSEPH F. SELLARS AND JEREMY SELLARS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024
Last Publication Date: 05/02/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010020147 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480289

NED Date: 01/25/2024

Reception #: 2024000003954

Original Sale Date: 05/22/2024

Deed of Trust Date: 10/17/2001

Recording Date: 10/26/2001

Reception #: C0877924

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, BLOCK 6, RIVERDALE FARM RESIDENTIAL SUBDIVISION 3RD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8392 JACKSON CIRCLE, THORNTON, CO 80229

Original Note Amt: \$151,000.00

LoanType: Unknown

Interest Rate: 7.63

Current Amount: \$106,792.62

As Of:

Interest Type: Adjustable

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 N.A., SUCCESSOR BY MERGER TO BANK ONE,
NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES
SERIES 2002-RS2

Current Owner: KAREN FORBIS AND DENNIS R. FORBIS

Grantee (Lender On Deed of Trust): DECISION ONE MORTGAGE COMPANY, LLC

Grantor (Borrower On Deed of Trust): KAREN FORBIS AND DENNIS R. FORBIS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 04/04/2024

Last Publication Date: 05/02/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010023729

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202480290

NED Date: 01/25/2024 **Reception #:** 2024000004007
Original Sale Date: 05/22/2024
Deed of Trust Date: 08/05/2003 **Recording Date:** 08/12/2003 **Reception #:** C1191962
Re-Recording Date **Re-Recorded #:**

Legal: PEACHTREE II CONDOMINIUMS, PHASE 3, BUILDING II-8, UNIT 2202, IN ACCORDANCE WITH AND SUBJECT TO THE CONDOMINIUM DECLARATION RECORDED ON FEBRUARY 22, 1996 IN BOOK 4687 AT PAGE 720, AND AMENDMENT THERETO RECORDED APRIL 23, 1996 IN BOOK 4731 AT PAGE 550 AND ACCORDING TO THE CONDOMINIUM MAP FOR PEACHTREE II CONDOMINIUMS, PHASE III, RECORDED FEBRUARY 18, 1998 AT PUD NO. 1927, RECEPTION NO. 365108, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2202 EAST 129TH AVENUE, THORNTON, CO 80241

Original Note Amt: \$121,000.00 **LoanType:** Unknown **Interest Rate:** 5.3750
Current Amount: \$64,024.79 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1
Current Owner: PHILIP A. RATHMANN AND ALEXIS M. RATHMANN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust) PHILIP A. RATHMANN AND ALEXIS M. RATHMANN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024
Last Publication Date: 05/02/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009921818 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480291

NED Date: 01/25/2024 **Reception #:** 2024000004006
Original Sale Date: 05/22/2024
Deed of Trust Date: 09/17/2018 **Recording Date:** 09/21/2018 **Reception #:** 2018000076912
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 11, SUB: VICTORIA HEIGHTS WEST AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1143 W 100th PL, Northglenn, CO 80260

Original Note Amt: \$493,500.00 **LoanType:** FHA **Interest Rate:** 6.615
Current Amount: \$151,733.62 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Dolores M. Vitco AND Bobbi Jo Vitco
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Dolores M. Vitco AND Bobbi Jo Vitco

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024
Last Publication Date: 05/02/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031641 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480292

NED Date: 01/25/2024 **Reception #:** 2024000004008
Original Sale Date: 05/22/2024
Deed of Trust Date: 06/26/2017 **Recording Date:** 07/10/2017 **Reception #:** 2017000058822
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 1, MONTICELLO 1971, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2045 W 91st Place, Federal Heights, CO 80260

Original Note Amt: \$352,500.00 **LoanType:** FHA **Interest Rate:** 7.123
Current Amount: \$140,434.22 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Josephine J. Gomez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Josephine J. Gomez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024
Last Publication Date: 05/02/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031573 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480293

NED Date: 01/25/2024 **Reception #:** 2024000004018
Original Sale Date: 05/22/2024
Deed of Trust Date: 11/09/2020 **Recording Date:** 11/10/2020 **Reception #:** 2020000116570
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 57, NORTHGLENN TWENTY-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1349 Dean Drive, Northglenn, CO 80233

Original Note Amt: \$426,408.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$403,011.79 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Fernando A Robles AND Maria Robles
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Fernando A Robles AND Maria Robles

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024
Last Publication Date: 05/02/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031670 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480294

NED Date: 01/25/2024

Reception #: 2024000004045

Original Sale Date: 05/22/2024

Deed of Trust Date: 12/21/2017

Recording Date: 01/11/2018

Reception #: 2018000003635

Re-Recording Date: 04/13/2018

Re-Recorded #: 2018000029865

Legal: LOT 12, BLOCK 3, VALLEY VISTA FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

*CORRECTIVE AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JULY 31, 2018 AT RECEPTION NO. 2018000061470
TO CORRECT THE DATE ON THE DEED OF TRUST.

Address: 960 ERIE STREET, DENVER, CO 80221

Original Note Amt: \$319,113.00

LoanType: FHA

Interest Rate: 4.750

Current Amount: \$284,187.83

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	JOSEPH CATLIN AND CYNTHIA CATLIN
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)	JOSEPH CATLIN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/04/2024

Last Publication Date: 05/02/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028441

Phone: (303)706-9990

Fax: (303)706-9994