

# Notices of Election and Demand Filed in Adams County

From January 30, 2024 Through January 30, 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:** A202480295

**NED Date:** 01/30/2024      **Reception #:** 2024000004707  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 07/15/2013      **Recording Date:** 10/08/2013      **Reception #:** 2013000087714  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 46, GRANGE CREEK FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 11025 Bellaire Cir, Thornton, CO 80233

**Original Note Amt:** \$136,500.00      **LoanType:** Unknown      **Interest Rate:** 4.125  
**Current Amount:** \$124,593.74      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Athene Annuity and Life Company  
**Current Owner:** Constance E. Chase  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for EverBank, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Constance E. Chase

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

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

**Attorney File Number:** 81345      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480296

**NED Date:** 01/30/2024      **Reception #:** 2024000004703  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 10/21/2021      **Recording Date:** 10/27/2021      **Reception #:** 2021000126104  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 34, GREATROCK NORTH, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 16155 Bently Street, Brighton, CO 80603-8439

**Original Note Amt:** \$100,000.00      **LoanType:** Unknown      **Interest Rate:** 3.250  
**Current Amount:** \$100,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Quorum Federal Credit Union  
**Current Owner:** Monica Payne and Michael Payne  
**Grantee (Lender On Deed of Trust):** Quorum Federal Credit Union, a Federal Credit Union  
**Grantor (Borrower On Deed of Trust)** Monica Payne and Michael Payne

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

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-24-973568-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480297

**NED Date:** 01/30/2024      **Reception #:** 2024000004710  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 05/24/2019      **Recording Date:** 05/28/2019      **Reception #:** 2019000040331  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, EXPLORADOR VISTA, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 920 DOWNING WAY, DENVER, CO 80229

**Original Note Amt:** \$382,936.00      **LoanType:** Unknown      **Interest Rate:** 4.250  
**Current Amount:** \$354,104.78      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** CRISTAL V CASTEL RAMIREZ AND MICHAEL V LEON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR NATIONS LENDING CORPORATION  
**Grantor (Borrower On Deed of Trust)** CRISTAL V CASTEL RAMIREZ AND MICHAEL V LEON

**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:** 00000010025559      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480298

**NED Date:** 01/30/2024      **Reception #:** 2024000004708  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 09/10/2021      **Recording Date:** 09/16/2021      **Reception #:** 2021000110298  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 99, BLOCK 1, COBBLESTONE VILLAGE, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2929 W 81ST AVE APT H, WESTMINSTER, CO 80031

**Original Note Amt:** \$213,031.00      **LoanType:** FHA      **Interest Rate:** 3.750  
**Current Amount:** \$205,592.94      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** MORGAN J BEGALLE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR ACADEMY MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** MORGAN J BEGALLE

**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:** 00000010033629      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202480299

**NED Date:** 01/30/2024

**Reception #:** 2024000004709

**Original Sale Date:** 05/22/2024

**Deed of Trust Date:** 03/02/2020

**Recording Date:** 03/03/2020

**Reception #:** 2020000020538

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** ALL OF LOT 19, AND SOUTH ONE FOOT OF LOT 18, BLOCK 1, NORTH BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 119 North Main Street, Brighton, CO 80601

**Original Note Amt:** \$260,000.00

**LoanType:** Unknown

**Interest Rate:** 4.800

**Current Amount:** \$249,744.59

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	FirstBank
<b>Current Owner:</b>	Joint Ventures, LLC
<b>Grantee (Lender On Deed of Trust):</b>	FirstBank
<b>Grantor (Borrower On Deed of Trust)</b>	Joint Ventures, LLC

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

**Last Publication Date:** 05/02/2024

**Attorney for Beneficiary:** Lewis Roca Rothgerber Christie LLP

**Attorney File Number:** 230280-00396

**Phone:** (303)623-9000

**Fax:**