

Notices of Election and Demand Filed in Adams County

From January 04, 2024 Through January 04, 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: A202480251

NED Date: 01/04/2024 **Reception #:** 2024000000557
Original Sale Date: 05/08/2024
Deed of Trust Date: 05/29/2018 **Recording Date:** 06/01/2018 **Reception #:** 2018000044301
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 37, PERL MACK MANOR SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7488 QUIVAS STREET, DENVER, CO 80221

Original Note Amt: \$274,725.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$231,449.71 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: RUBEN LUCIO AND REBECCA C ALMODOVAR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR CITYWIDE HOME LOANS, A UTAH CORPORATION
Grantor (Borrower On Deed of Trust) RUBEN LUCIO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010005437 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480252

NED Date: 01/04/2024 **Reception #:** 2024000000558
Original Sale Date: 05/08/2024
Deed of Trust Date: 02/26/2020 **Recording Date:** 02/28/2020 **Reception #:** 2020000019225
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 12, PERL-MACK MANOR, ELEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7115 INCA WAY, DENVER, CO 80221-3044

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: \$291,840.24 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: AARON IRVIN AMATO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE
Grantor (Borrower On Deed of Trust) AARON IRVIN AMATO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009991589 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480253

NED Date: 01/04/2024 **Reception #:** 202400000559
Original Sale Date: 05/08/2024
Deed of Trust Date: 11/29/2022 **Recording Date:** 11/30/2022 **Reception #:** 2022000094139
Re-Recording Date: **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 8440 Decatur St, Unit #120, Westminster, CO 80031-3813

Original Note Amt: \$185,185.00 **LoanType:** FHA **Interest Rate:** 7.125
Current Amount: \$184,576.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Sonia Cuvelier-Walsh
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NewRez LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Sonia Cuvelier-Walsh

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

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

Attorney File Number: CO22531 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480254

NED Date: 01/04/2024 **Reception #:** 202400000749
Original Sale Date: 05/08/2024
Deed of Trust Date: 07/19/2019 **Recording Date:** 08/19/2019 **Reception #:** 2019000066860
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 4, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO

Address: 14179 East 101st Place, Commerce City, CO 80022

Original Note Amt: \$88,700.00 **LoanType:** Unknown **Interest Rate:** 5.250
Current Amount: \$88,700.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ZIONS BANCORPORATION, N.A., dba VECTRA BANK COLORADO
Current Owner: BRIAN S. KNAPP
Grantee (Lender On Deed of Trust): ZIONS BANCORPORATION, N.A., dba VECTRA BANK COLORADO
Grantor (Borrower On Deed of Trust): BRIAN S. KNAPP

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch P.C.

Attorney File Number: 3230-158 **Phone:** (303)329-3363 **Fax:** (303)393-8438

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Foreclosure Number: A202480255

NED Date: 01/04/2024

Reception #: 202400000835

Original Sale Date: 05/08/2024

Deed of Trust Date: 09/24/2015

Recording Date: 10/05/2015

Reception #: 2015000083229

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 2 NORTH STAR HILLS - SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8741 Northstar Drive, Thornton, CO 80260

Original Note Amt: \$183,500.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$155,402.66

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association

Current Owner: Phillip Rodriguez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for American Financing Corporation

Grantor (Borrower On Deed of Trust) Phillip Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024

Last Publication Date: 04/11/2024

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

Attorney File Number: CO230147

Phone: (303)353-2965

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