

Notices of Election and Demand Filed in Adams County

From October 05, 2023 Through October 05, 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: A202380098

NED Date: 10/05/2023 **Reception #:** 2023000056646
Original Sale Date: 02/07/2024
Deed of Trust Date: 06/01/2015 **Recording Date:** 06/12/2015 **Reception #:** 2015000044903
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 1, Block 34, North Glen - Second Filing, County of Adams, State of Colorado.

Address: 421 Emery Rd, Northglenn, CO 80233

Original Note Amt: \$106,000.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: \$49,892.07 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Darrel Charles Boudreaux and Wanda Berniece Boudreaux
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Darrel Charles Boudreaux and Wanda Berniece Boudreaux

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

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

Attorney File Number: CO230097 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202380099

NED Date: 10/05/2023 **Reception #:** 2023000056647
Original Sale Date: 02/07/2024
Deed of Trust Date: 10/23/2021 **Recording Date:** 01/19/2022 **Reception #:** 2022000004941
Re-Recording Date: **Re-Recorded #:**

Legal: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF CO, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 2, MERRILL-CLANCY ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM CHRISTINE LILLARD N/K/A CHRISTINE THIEMAN TO CHRISTINE M. THIEMAN BY THE DEED DATED JUNE 23, 2021 AND RECORDED JULY 1, 2021 AS INSTRUMENT NUMBER 2021000079516 OF OFFICIAL RECORDS.

Address: 872 S. 3rd Ave, Brighton, CO 80601

Original Note Amt: \$185,000.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$180,845.75 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriSave Mortgage Corporation
Current Owner: Christine M. Thieman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for AmeriSave Mortgage Corporation its successors and assigns
Grantor (Borrower On Deed of Trust): Christine M. Thieman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8021.0052 **Phone:** (303)623-1800 **Fax:** (303)623-0552

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Foreclosure Number: A202380100

NED Date: 10/05/2023 **Reception #:** 2023000056648
Original Sale Date: 02/07/2024
Deed of Trust Date: 02/16/2021 **Recording Date:** 02/17/2021 **Reception #:** 2021000018339
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 36 AND 37, BLOCK 80, EXCEPT THE REAR 8 FEET THEREOF, AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1941 Havana Street, Aurora, CO 80010

Original Note Amt: \$366,300.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$349,775.95 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCounty Mortgage, LLC
Current Owner: Domenic Reyes Castro and Krystyna Mychal Castro
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary; as nominee for CrossCountry Mortgage, LLC its successors and assigns
Grantor (Borrower On Deed of Trust) Domenic Reyes Castro and Krystyna Mychal Castro

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 7729.0300 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202380101

NED Date: 10/05/2023 **Reception #:** 2023000056700
Original Sale Date: 02/07/2024
Deed of Trust Date: 05/26/2021 **Recording Date:** 05/27/2021 **Reception #:** 2021000064545
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 14, FRONTERRA VILLAGE FILING NO. 1, AS AMENDED BY RATIFICATION OF RECORDED PLAT RECORDED AUGUST 23, 2002 UNDER RECEPTION NO. C1014402, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172317303011

Address: 9965 Helena Street, Commerce City, CO 80022

Original Note Amt: \$432,030.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$415,798.73 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ruth Hernandez AND Mary Tiffany Hernandez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ruth Hernandez AND Mary Tiffany Hernandez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030861 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380104

NED Date: 10/05/2023 **Reception #:** 2023000056702
Original Sale Date: 02/07/2024
Deed of Trust Date: 05/28/2015 **Recording Date:** 06/19/2015 **Reception #:** 2015000047499
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 15, FLORADO, FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171928322007

Address: 8032 Zuni Street, Denver, CO 80221

Original Note Amt: \$136,500.00 **LoanType:** Conventional **Interest Rate:** 4.25
Current Amount: \$115,567.38 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC
Current Owner: Juan L. Meza
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Juan L. Meza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030887 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380105

NED Date: 10/05/2023 **Reception #:** 2023000056751
Original Sale Date: 02/07/2024
Deed of Trust Date: 05/11/2020 **Recording Date:** 05/12/2020 **Reception #:** 2020000043199
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171928111100

Address: 8701 Huron Street Unit 7-211, Thornton, CO 80260

Original Note Amt: \$147,283.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$138,661.64 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Garcia, Ismael
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) Ismael Garcia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030909 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380108

NED Date: 10/05/2023 **Reception #:** 2023000056754
Original Sale Date: 02/07/2024
Deed of Trust Date: 05/22/2020 **Recording Date:** 06/03/2020 **Reception #:** 2020000049994
Re-Recording Date: **Re-Recorded #:**

Legal: South 1/2 of Lot 9, Block 4, North Federal Hills County of Adams, State of Colorado

Address: 2791 W. 66th Place, Denver, CO 80221

Original Note Amt: \$300,000.00 **LoanType:** Unknown **Interest Rate:** 10
Current Amount: \$290,704.65 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sandra Maestas
Current Owner: Kevin D. McDonald
Grantee (Lender On Deed of Trust): Sandra Maestas
Grantor (Borrower On Deed of Trust): Kevin D. McDonald

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney File Number: 03625.0002 **Phone:** (303)333-9810 **Fax:** (303)333-9786

Foreclosure Number: A202380109

NED Date: 10/05/2023 **Reception #:** 2023000056783
Original Sale Date: 02/07/2024
Deed of Trust Date: 10/28/2020 **Recording Date:** 11/04/2020 **Reception #:** 2020000113823
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 33 AND 34, BLOCK 5, COLLEGE CREST, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182505304016

Address: 6741 - 6743 Hooker St, Denver, CO 80221

Original Note Amt: \$540,038.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$512,550.81 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Ron J. Botello, Jr. AND Johnnie Lynn Gurule
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust): Ron J. Botello Jr. AND Johnnie Lynn Gurule

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030995 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380110

NED Date: 10/05/2023

Reception #: 2023000056784

Original Sale Date: 02/07/2024

Deed of Trust Date: 12/16/2005

Recording Date: 01/04/2006

Reception #: 20060104000009690

Re-Recording Date

Re-Recorded #:

Legal: LOT 384, SKYLAKE RANCH SUBDIVISION PHASE 3 FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 23, 2003 UNDER RECEPTION NO. C1213050, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11364 JERSEY STREET, THORNTON, CO 80233

Original Note Amt: \$206,064.00

LoanType: Unknown

Interest Rate: 6.500

Current Amount: \$201,801.35

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-8, ASSET-BACKED CERTIFICATES. SERIES 2006-8

Current Owner: EDWARD M POLAK AND ELSIE E POLAK AND HEATHER L POLAK

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD

Grantor (Borrower On Deed of Trust) EDWARD M POLAK AND ELSIE E POLAK AND HEATHER L POLAK

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009902164

Phone: (303)350-3711

Fax: (303)813-1107