

Notices of Election and Demand Filed in Adams County

From October 01, 2024 Through October 01, 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: A202480688

NED Date: 10/01/2024 **Reception #:** 2024000053866
Original Sale Date: 01/29/2025
Deed of Trust Date: 05/22/2015 **Recording Date:** 06/03/2015 **Reception #:** 2015000041917
Re-Recording Date **Re-Recorded #:**

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

Address: 11637 Birch Drive, Thornton, CO 80233

Original Note Amt: \$255,290.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$208,893.53 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Urbano Salas Moreno and Laura Adilene Rodriguez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for The Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust) Urbano Salas Moreno and Laura Adilene Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/05/2024
Last Publication Date: 01/02/2025

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

Attorney File Number: CO23483 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480689

NED Date: 10/01/2024 **Reception #:** 2024000053868
Original Sale Date: 01/29/2025
Deed of Trust Date: 10/25/2022 **Recording Date:** 11/02/2022 **Reception #:** 2022000089082
Re-Recording Date **Re-Recorded #:**

Legal: Lot 12, Block 1, East-Glenn Subdivision First Filing, County of Adams, State of Colorado.

Address: 4760 E 129th Ct, Thornton, CO 80241

Original Note Amt: \$290,496.00 **LoanType:** Unknown **Interest Rate:** 5.875
Current Amount: \$285,897.92 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Benedict Segura and J'Laine Segura
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Central Mortgage Funding, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Benedict Segura and J'Laine Segura

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/05/2024
Last Publication Date: 01/02/2025

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

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