

Notices of Election and Demand Filed in Adams County

From October 19, 2023 Through October 19, 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: A202380127

NED Date: 10/19/2023 **Reception #:** 2023000059178
Original Sale Date: 02/14/2024
Deed of Trust Date: 12/28/2021 **Recording Date:** 01/07/2022 **Reception #:** 2022000002357
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 46, REUNION FILING NO. 22, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11060 Richfield Circle, Commerce City, CO 80022-8979

Original Note Amt: \$71,000.00 **LoanType:** Unknown **Interest Rate:** 5.190
Current Amount: \$69,872.13 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: William Hellhake
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): William Hellhake

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP
Attorney File Number: 80127 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202380128

NED Date: 10/19/2023 **Reception #:** 2023000059184
Original Sale Date: 02/14/2024
Deed of Trust Date: 05/13/2021 **Recording Date:** 05/14/2021 **Reception #:** 2021000059402
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 18, BUFFALO MESA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10450 Kittredge Street, Commerce City, CO 80022

Original Note Amt: \$404,537.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$393,678.09 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Elena M Lujan AND Paul J Lujan
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SOUTHWEST FUNDING, LP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Elena M Lujan AND Paul J Lujan

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-031030 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380129

NED Date: 10/19/2023 **Reception #:** 2023000059180
Original Sale Date: 02/14/2024
Deed of Trust Date: 10/03/2008 **Recording Date:** 10/07/2008 **Reception #:** 2008000079791
Re-Recording Date **Re-Recorded #:**

Legal: LOT 26, BLOCK 2, WOODBRIDGE STATION SUBDIVISION FILING NO. 9, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12969 Forest Way, Thornton, CO 80241

Original Note Amt: \$205,537.00 **LoanType:** FHA **Interest Rate:** 5.500
Current Amount: \$198,569.32 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, as Trustee for the CSMC 2017-FHA1 Trust, Mortgage-Backed Notes, Series 2017-FHA1
Current Owner: Jeffrey E. Machtolf and Diana M. Machtolf
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lend America, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Jeffrey E. Machtolf and Diana M. Machtolf

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

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

Attorney File Number: CO10405 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202380130

NED Date: 10/19/2023 **Reception #:** 2023000059206
Original Sale Date: 02/14/2024
Deed of Trust Date: 07/30/2021 **Recording Date:** 08/11/2021 **Reception #:** 2021000095768
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 3, PLATTE RIVER RANCH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157112414027

Address: 872 Mockingbird Lane, Brighton, CO 80601

Original Note Amt: \$333,841.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$321,894.79 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alissa Louise Vaughn
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alissa Louise Vaughn

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031067 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380131

NED Date: 10/19/2023

Reception #: 2023000059205

Original Sale Date: 02/14/2024

Deed of Trust Date: 11/17/2004

Recording Date: 12/07/2004

Reception #: 20041207001240400

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 1, SKYLAKE RANCH, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11992 ELM DRIVE, THORNTON, CO 80233-1888

Original Note Amt: \$172,000.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$94,063.11

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC

Current Owner: BUU QUOC NGO

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICA'S WHOLESALE LENDER

Grantor (Borrower On Deed of Trust) TUY DINH TRAN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023

Last Publication Date: 01/18/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009893215

Phone: (303)350-3711

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