

Notices of Election and Demand Filed in Adams County

From November 19, 2024 Through November 19, 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: A202480792

NED Date: 11/19/2024 **Reception #:** 2024000064445
Original Sale Date: 03/19/2025
Deed of Trust Date: 03/11/2016 **Recording Date:** 03/30/2016 **Reception #:** 2016000023456
Re-Recording Date **Re-Recorded #:**

Legal: BEGINNING 168.42 FEET NORTH AND 103.65 FEET WEST OF THE SOUTHEAST CORNER OF TRACTS 27 AND 28
THENCE WEST 150.35, THENCE NORTH 143.10 FEET, THENCE EAST 150.35 FEET, THENCE SOUTH 143.10 FEET TO THE
POINT OF BEGINNING, ALTURA FARMS TRACT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14880 East 21st Avenue, Aurora, CO 80011

Original Note Amt: \$153,000.00 **LoanType:** Unknown **Interest Rate:** 4.000
Current Amount: \$97,630.80 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: The Nyal Smith Trust
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nationstar Mortgage
LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) James Nyal Smith

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1001853-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480793

NED Date: 11/19/2024 **Reception #:** 2024000064482
Original Sale Date: 03/19/2025
Deed of Trust Date: 02/03/2021 **Recording Date:** 02/04/2021 **Reception #:** 2021000014277
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 2, PATTIE LEA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172132301017

Address: 7450 Locust Street, Commerce City, CO 80022

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$291,714.20 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Esquivel, Johnny
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Johnny Esquivel

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033479 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480794

NED Date: 11/19/2024 **Reception #:** 2024000064479
Original Sale Date: 03/19/2025
Deed of Trust Date: 10/24/2005 **Recording Date:** 11/01/2005 **Reception #:** 20051101001205840
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 25 AND 26, BLOCK 2, TIFFANY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6375 E. 55th Avenue, Commerce City, CO 80022

Original Note Amt: \$148,500.00 **LoanType:** Conventional **Interest Rate:** 3.39
Current Amount: \$95,045.79 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Argent Securities Inc.,
Asset-Backed Pass-Through Certificates, Series 2005-W4
Current Owner: Graciano Basurto AND Maria Cervantes
Grantee (Lender On Deed of Trust): ARGENT MORTGAGE COMPANY, LLC
Grantor (Borrower On Deed of Trust): Graciano Basurto AND Maria Cervantes

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033243 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480795

NED Date: 11/19/2024 **Reception #:** 2024000064480
Original Sale Date: 03/19/2025
Deed of Trust Date: 05/03/2019 **Recording Date:** 05/06/2019 **Reception #:** 2019000033717
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 2, PLATTE RIVER RANCH FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 817 Pintail Avenue, Brighton, CO 80601

Original Note Amt: \$279,837.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$256,499.28 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Meza Omar Alejandro Rodriguez
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): Omar Alejandro Rodriguez Meza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029394 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480796

NED Date: 11/19/2024 **Reception #:** 2024000064486
Original Sale Date: 03/19/2025
Deed of Trust Date: 05/15/2023 **Recording Date:** 05/17/2023 **Reception #:** 2023000027697
Re-Recording Date **Re-Recorded #:**

Legal: LOT 69, REUNION FILING NO. 36, COUNTY OF ADAMS, STATE OF COLORADO

Address: 17975 E 103Rd Ave, Commerce City, CO 80022

Original Note Amt: \$413,374.00 **LoanType:** FHA **Interest Rate:** 6.375
Current Amount: \$408,642.90 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Cavoisier Hamner
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Cavoisier Hamner

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033497 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480797

NED Date: 11/19/2024 **Reception #:** 2024000064523
Original Sale Date: 03/19/2025
Deed of Trust Date: 07/31/2020 **Recording Date:** 07/31/2020 **Reception #:** 2020000073725
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO

Address: 5603 GORE CREEK PLACE, BRIGHTON, CO 80601

Original Note Amt: \$500,745.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$463,641.97 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CROSSCOUNTRY MORTGAGE, LLC
Current Owner:
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CROSSCOUNTRY MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) JAY ALLEN THOMAS AND JODIE L. THOMAS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010269322 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480798

NED Date: 11/19/2024 **Reception #:** 2024000064524
Original Sale Date: 03/19/2025
Deed of Trust Date: 12/27/2022 **Recording Date:** 12/28/2022 **Reception #:** 2022000099586
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 4, KARL'S FARM FILING NO. 1 AMD. NO. 1 FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12276 DAIRY STREET, NORTHGLENN, CO 80241

Original Note Amt: \$530,808.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$524,116.78 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: BILLY INTAVONG AND CAYLEE TABERSKI-JOHNSTON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOANDEPOT.COM, LLC
Grantor (Borrower On Deed of Trust) BILLY INTAVONG AND CAYLEE TABERSKI-JOHNSTON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010272250 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480799

NED Date: 11/19/2024 **Reception #:** 2024000064571
Original Sale Date: 03/19/2025
Deed of Trust Date: 10/25/2021 **Recording Date:** 11/02/2021 **Reception #:** 2021000128365
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

Original Note Amt: \$380,000.00 **LoanType:** Unknown **Interest Rate:** 3.3750
Current Amount: \$369,372.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: WILLIAM HELLHAKE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) WILLIAM HELLHAKE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010302214 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480800

NED Date: 11/19/2024 **Reception #:** 2024000064575
Original Sale Date: 03/19/2025
Deed of Trust Date: 11/02/2016 **Recording Date:** 11/07/2016 **Reception #:** 2016000095727
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, SHERATON PARK AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 30 S 17th Avenue Dr, Brighton, CO 80601

Original Note Amt: \$268,055.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$245,895.84 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Nancy Watson, Stephen Watson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Universal Lending Corporation
Grantor (Borrower On Deed of Trust): Nancy Watson and Stephen Watson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 19CO00041-3 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480801

NED Date: 11/19/2024 **Reception #:** 2024000064573
Original Sale Date: 03/19/2025
Deed of Trust Date: 03/07/2020 **Recording Date:** 03/30/2020 **Reception #:** 2020000028581
Re-Recording Date **Re-Recorded #:**

Legal: Lot 19, Block 11, Sherrelwood Estates Filing No. 3, County of Adams, State of Colorado.

Address: 8250 Ralph Ln, Denver, CO 80221

Original Note Amt: \$183,000.00 **LoanType:** FNMA **Interest Rate:** 3.75
Current Amount: \$167,462.94 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): loanDepot.com, LLC
Current Owner: Ralph E. Cameron
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for loanDepot.com, LLC
Grantor (Borrower On Deed of Trust): Ralph E. Cameron

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025
Last Publication Date: 02/20/2025

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 24CO00510-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480802

NED Date: 11/19/2024

Reception #: 2024000064643

Original Sale Date: 03/19/2025

Deed of Trust Date: 10/13/2022

Recording Date: 10/13/2022

Reception #: 2022000084503

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 12711 Colorado Boulevard #705-G, Thornton, CO 80241

Original Note Amt: \$338,751.00

LoanType: FHA

Interest Rate: 6.125

Current Amount: \$332,199.41

As Of: 07/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Nanette Perez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Nanette Perez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025

Last Publication Date: 02/20/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033526

Phone: (303)706-9990

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