

Notices of Election and Demand Filed in Adams County

From November 26, 2024 Through November 26, 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: A202480809

NED Date: 11/26/2024 **Reception #:** 2024000065889
Original Sale Date: 03/26/2025
Deed of Trust Date: 12/09/2016 **Recording Date:** 12/13/2016 **Reception #:** 2016000108024
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, AMHERST SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2001 W 135TH PLACE, WESTMINSTER, CO 80234

Original Note Amt: \$340,862.00 **LoanType:** FHA **Interest Rate:** 3.500
Current Amount: \$287,370.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: SETH M ATCHISON AND TIFFANY ARGUELLO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC
Grantor (Borrower On Deed of Trust) SETH M ATCHISON AND TIFFANY ARGUELLO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010306090 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480810

NED Date: 11/26/2024 **Reception #:** 2024000065891
Original Sale Date: 03/26/2025
Deed of Trust Date: 02/20/2017 **Recording Date:** 03/01/2017 **Reception #:** 2017000018605
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 74, MORRIS HEIGHTS FILING NO. 7, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2692 ABILENE STREET, AURORA, CO 80011

Original Note Amt: \$168,000.00 **LoanType:** Unknown **Interest Rate:** 4.875
Current Amount: \$160,120.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Current Owner: RAYMOND A. SHUPE AND SANDRA A. JOST-SHUPE
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) RAYMOND A. SHUPE AND SANDRA A. JOST-SHUPE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010297794 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480811

NED Date: 11/26/2024 **Reception #:** 2024000065892
Original Sale Date: 03/26/2025
Deed of Trust Date: 08/20/2012 **Recording Date:** 09/27/2012 **Reception #:** 2012000072471
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 2, RESUBDIVISION OF LABCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6700 KRAMERIA ST, COMMERCE CITY, CO 80022

Original Note Amt: \$77,350.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$54,786.68 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: ALVIN K SMITH AND ELIZABETH R SMITH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
KEYBANK NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust) ELIZABETH R SMITH

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010302339 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480812

NED Date: 11/26/2024 **Reception #:** 2024000065890
Original Sale Date: 03/26/2025
Deed of Trust Date: 09/22/2005 **Recording Date:** 09/26/2005 **Reception #:** 20050926001049090
Re-Recording Date **Re-Recorded #:**

Legal: Lot 28, Block 1, Colony Park Subdivision, Filing No. 1, County of Adams, State of Colorado.

Address: 10708 Madison Street, Thornton, CO 80233

Original Note Amt: \$44,900.00 **LoanType:** Unknown **Interest Rate:** 10.490
Current Amount: \$44,054.60 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JPMorgan Chase Bank N. A. as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-HF1, Asset-backed Securities, Series 2006-HF1
Current Owner: Christopher Buxman and Karen Buxman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Aegis Funding Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Christopher Buxman and Karen Buxman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO23928 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480813

NED Date: 11/26/2024 **Reception #:** 2024000065893
Original Sale Date: 03/26/2025
Deed of Trust Date: 12/14/2006 **Recording Date:** 12/27/2006 **Reception #:** 2006001012859
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 10, CITY VIEW HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8490 FRANKLIN DR, DENVER, CO 80229-5054

Original Note Amt: \$177,650.00 **LoanType:** Conventional **Interest Rate:** 3.125
Current Amount: \$145,543.02 **As Of:** 07/01/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION , as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1
Current Owner: Ricky J C Chavez AND Julie L Chavez
Grantee (Lender On Deed of Trust): OPTION ONE MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) Ricky J C Chavez AND Julie L Chavez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022059 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480814

NED Date: 11/26/2024 **Reception #:** 2024000065888
Original Sale Date: 03/26/2025
Deed of Trust Date: 11/28/2017 **Recording Date:** 11/29/2017 **Reception #:** 2017000105078
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN#: 0171928111061

Address: 8701 HURON ST UNIT 5-101, THORNTON, CO 80260

Original Note Amt: \$145,319.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$111,213.69 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Bell, Olivia
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) Olivia Bell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/30/2025
Last Publication Date: 02/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 18-020145 **Phone:** (303)706-9990 **Fax:** (303)706-9994