

Notices of Election and Demand Filed in Adams County

From November 28, 2023 Through November 28, 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: A202380181

NED Date: 11/28/2023 **Reception #:** 2023000065798
Original Sale Date: 03/27/2024
Deed of Trust Date: 08/21/2019 **Recording Date:** 08/27/2019 **Reception #:** 2019000070209
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 3, BENNETT CROSSING FILING NO 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0181534207014

Address: 47351 Iris Ave, Bennett, CO 80102

Original Note Amt: \$338,652.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$318,722.23 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Bergman, Brian, Van Mossevelde, Lacy
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Brian Bergman AND Lacy Van Mossevelde

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 02/02/2024
Last Publication Date: 03/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031353 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380182

NED Date: 11/28/2023 **Reception #:** 2023000065799
Original Sale Date: 03/27/2024
Deed of Trust Date: 11/06/2019 **Recording Date:** 11/07/2019 **Reception #:** 2019000096549
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, WEBSTER LAKE TERRACE SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

*AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 6/9/2020 AT RECEPTION NO. 2020000051772 TO REMOVE THE
TAX EXEMPT RIDER FROM BEING PART OF THE DEED OF TRUST AND ANOTHER AFFIDAVIT OF SCRIVENER'S
ERROR RECORDED ON 6/9/2020 AT RECEPTION NO. 2020000051784 TO REMOVE THE TAX EXEMPT RIDER FROM
BEING PART OF THE DEED OF TRUST.

Address: 111 E 113Th Place, Northglenn, CO 80233

Original Note Amt: \$440,867.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$413,967.11 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Mauro Reyes Calzada AND Beatriz Gil Aguiar
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Mauro Reyes Calzada AND Beatriz Gil Aguiar

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031263 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380183

NED Date: 11/28/2023 **Reception #:** 2023000065782
Original Sale Date: 03/27/2024
Deed of Trust Date: 12/15/2021 **Recording Date:** 12/16/2021 **Reception #:** 2021000146304
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 1/2 OF LOTS 21, 22, 23, AND 24, RESUBDIVISION OF BLOCK 175, BOSTON HEIGHTS SECOND FILING,
COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182335414024

Address: 11801 E 17th Avenue, Aurora, CO 80010

Original Note Amt: \$434,976.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$422,554.37 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Amanda Nicole Stone AND Michael Arthur Nedelman
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) Amanda Nicole Stone AND Michael Arthur Nedelman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031251 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380184

NED Date: 11/28/2023 **Reception #:** 2023000065783
Original Sale Date: 03/27/2024
Deed of Trust Date: 07/31/2019 **Recording Date:** 08/06/2019 **Reception #:** 2019000063004
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 14700 East 104Th Avenue Unit 1502, Commerce City, CO 80022

Original Note Amt: \$280,401.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$262,583.44 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kevin Rafael Rendon
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kevin Rafael Rendon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031283 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380185

NED Date: 11/28/2023 **Reception #:** 2023000065784
Original Sale Date: 03/27/2024
Deed of Trust Date: 06/05/2017 **Recording Date:** 06/07/2017 **Reception #:** 2017000049185
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15A, BLOCK 2, NORTH CREEK FARMS SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0157302112015

Address: 16625 RACE STREET, THORNTON, CO 80602

Original Note Amt: \$431,521.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$380,634.24 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Jason Trujillo
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) Jason Trujillo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027921 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380186

NED Date: 11/28/2023 **Reception #:** 2023000065790
Original Sale Date: 03/27/2024
Deed of Trust Date: 01/21/2020 **Recording Date:** 01/23/2020 **Reception #:** 2020000007755
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 21.00 FEET OF THE NORTH 267.67 FEET OF BLOCK 15, NORTH GLENN TWENTY- FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11648 Lincoln St, Northglenn, CO 80233-2008

Original Note Amt: \$247,926.00 **LoanType:** FHA **Interest Rate:** 4.750
Current Amount: \$234,435.77 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Zachary Bowman and Edward Larose
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home Loans, Inc. , Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Zachary Bowman and Edward Larose

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-970007-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202380187

NED Date: 11/28/2023 **Reception #:** 2023000065800
Original Sale Date: 03/27/2024
Deed of Trust Date: 12/22/2022 **Recording Date:** 01/10/2023 **Reception #:** 2023000001498
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 3, THE CENTENNIAL ADDITION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

Address: 220 MCKINLEY DRIVE, BENNETT, CO 80102

Original Note Amt: \$420,000.00 **LoanType:** VA **Interest Rate:** 6.125
Current Amount: \$418,668.09 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: DUSTIN BROCK AND LISA MARION BROCK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CARRINGTON MORTGAGE SERVICES, LLC
Grantor (Borrower On Deed of Trust) DUSTIN BROCK AND LISA MARION BROCK

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 02/02/2024
Last Publication Date: 03/01/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009887399 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380188

NED Date: 11/28/2023 **Reception #:** 2023000065791
Original Sale Date: 03/27/2024
Deed of Trust Date: 06/29/2018 **Recording Date:** 07/30/2018 **Reception #:** 2018000060910
Re-Recording Date **Re-Recorded #:**

Legal: LOT TWENTY (20), BLOCK ONE (1), WESTMINSTER HILLS FILING NO. ONE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8191 TENNYSON STREET, WESTMINSTER, CO 80031

Original Note Amt: \$333,841.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$309,128.03 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ANTONIO J BALTAZAR AND SHANTEL GOMEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) ANTONIO J BALTAZAR, SHANTEL GOMEZ, ANTONIO JAVIER BALTAZAR AND
SHANTEL GOMEZ HERNANDEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 22-028681 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380189

NED Date: 11/28/2023 **Reception #:** 2023000065801
Original Sale Date: 03/27/2024
Deed of Trust Date: 03/14/2014 **Recording Date:** 03/18/2014 **Reception #:** 2014000016168*
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 1, KIDDER'S AND SCHOONMAKER'S ADDITIONS TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

*The legal description was corrected by an Affidavit of Correction recorded 10/6/2022 at Reception No. 2022000082662 in the records of the Adams county clerk and recorder, State of Colorado.

Address: 35 N. 10th Avenue, Brighton, CO 80601

Original Note Amt: \$147,233.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$137,648.70 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: Jose A. Manzanares and Erika E. Reyes-Minora
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Jose A. Manzanares and Erika E. Reyes-Minora

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

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

Attorney File Number: CO-20238 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202380190

NED Date: 11/28/2023 **Reception #:** 2023000065795
Original Sale Date: 03/27/2024
Deed of Trust Date: 11/05/2020 **Recording Date:** 12/29/2020 **Reception #:** 2020000137295
Re-Recording Date **Re-Recorded #:**

Legal: Lot 6, Block 11, Sherrelwood Estates Filing No. 1, County of Adams, State of Colorado. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Address: 140 Drake St, Denver, CO 80221

Original Note Amt: \$354,904.00 **LoanType:** VA **Interest Rate:** 2.250
Current Amount: \$333,581.36 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Timothy Ralph Trujillo
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Rafael A. Trujillo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

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

Attorney File Number: CO22541 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380191

NED Date: 11/28/2023 **Reception #:** 2023000065802
Original Sale Date: 03/27/2024
Deed of Trust Date: 06/03/2022 **Recording Date:** 06/03/2022 **Reception #:** 2022000049649
Re-Recording Date: **Re-Recorded #:**

Legal: Lots 2 through 41 inclusive First Replat, Summit Pointe Subdivision-Filing No. 2, County of Adams, State of Colorado

Address: 2555 West 82nd Way, Westminster, CO 80031

Original Note Amt: \$3,306,000.00 **LoanType:** Unknown **Interest Rate:** 12
Current Amount: \$3,306,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Indicate Capital Fund 1, LLC
Current Owner: Summit Pointe Builders, LLC
Grantee (Lender On Deed of Trust): Indicate Capital Fund 1, LLC
Grantor (Borrower On Deed of Trust): Summit Pointe Builders, LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Burns, Wall and Mueller P.C.

Attorney File Number: 80191 **Phone:** (303)830-7000 **Fax:**

Foreclosure Number: A202380192

NED Date: 11/28/2023 **Reception #:** 2023000065796
Original Sale Date: 03/27/2024
Deed of Trust Date: 02/20/2020 **Recording Date:** 02/25/2020 **Reception #:** 2020000017558
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 11250 Florence St, Commerce City, CO 80640

Original Note Amt: \$312,240.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$293,536.42 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ricardo Cardoza
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Ricardo Cardoza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031254 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380193

NED Date: 11/28/2023	Reception #: 2023000065797		
Original Sale Date: 03/27/2024			
Deed of Trust Date: 03/26/2010	Recording Date: 04/05/2010	Reception #: 2010000021917	
	Re-Recording Date	Re-Recorded #:	

Legal: LOT 1, BLOCK 21, CORONADO SUBDIVISION-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1528 CORONADO PKY S, DENVER, CO 80229

Original Note Amt: \$184,706.00	Loan Type: Unknown	Interest Rate: 5.000
Current Amount: \$123,347.99	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING LLC
Current Owner:	ANTON H. STUART-MEDAS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR INTERBANK MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust)	BARBARA M. FARR AND ANTON H. STUART-MEDAS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009916719 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380194

NED Date: 11/28/2023	Reception #: 2023000065803		
Original Sale Date: 03/27/2024			
Deed of Trust Date: 11/26/2019	Recording Date: 12/12/2019	Reception #: 2019000109176	
	Re-Recording Date	Re-Recorded #:	

Legal: LOT 137, REUNION FILING NO. 26, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 18043 E 107th Avenue, Commerce City, CO 80022

Original Note Amt: \$407,000.00	Loan Type: FHA	Interest Rate: 3.625
Current Amount: \$378,983.16	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Dexter Lewis
Grantee (Lender On Deed of Trust):	Mortgage Electronic Regisfration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Dexter Lewis

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/01/2024
Last Publication Date: 02/29/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-969354-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369