

Notices of Election and Demand Filed in Adams County

From November 30, 2023 Through November 30, 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: A202380195

NED Date: 11/30/2023 **Reception #:** 2023000066214
Original Sale Date: 04/03/2024
Deed of Trust Date: 05/03/2022 **Recording Date:** 05/06/2022 **Reception #:** 2022000040912
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171935110171

Address: 7875 York Street Unit 2, Thornton, CO 80229

Original Note Amt: \$310,032.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$305,660.36 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Angelica Gallardo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Angelica Gallardo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031356 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380196

NED Date: 11/30/2023 **Reception #:** 2023000066216
Original Sale Date: 04/03/2024
Deed of Trust Date: 05/28/2021 **Recording Date:** 06/02/2021 **Reception #:** 2021000066286
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 42, NORTHGLENN SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10926 Pearl Street, Northglenn, CO 80233

Original Note Amt: \$440,289.00 **LoanType:** VA **Interest Rate:** 3.13
Current Amount: \$431,081.99 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Richard Eugene Martin
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway
Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust) Richard Eugene Martin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

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

Attorney File Number: 22CO00308-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202380197

NED Date: 11/30/2023 **Reception #:** 2023000066215
Original Sale Date: 04/03/2024
Deed of Trust Date: 04/04/2003 **Recording Date:** 05/07/2003 **Reception #:** C1139593
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 3, NORTH CREEK FARMS SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

*Property address corrected: Pursuant to AFFIDAVIT OF CORRECTION recorded February 24, 2023 at Reception No.
2023000009752

Address: 16457 LAFAYETTE STREET, THORNTON, CO 80602

Original Note Amt: \$183,450.00 **LoanType:** Unknown **Interest Rate:** 5.750
Current Amount: \$159,045.20 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: SYTHA NEIT AND SY NGOUN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR CLARION MORTGAGE CAPITAL, INC.
Grantor (Borrower On Deed of Trust) SYTHA NEIT AND SY NGOUN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009954165 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380198

NED Date: 11/30/2023 **Reception #:** 2023000066220
Original Sale Date: 04/03/2024
Deed of Trust Date: 09/06/2018 **Recording Date:** 09/17/2018 **Reception #:** 2018000075270
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 15, BLOCKS 14 AND 15 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1280 E 89Th Ave, Thornton, CO 80229-4584

Original Note Amt: \$281,203.00 **LoanType:** Conventional **Interest Rate:** 5.125
Current Amount: \$257,842.63 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Anguelica M Duran AND Brandon M Duran
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) Anguelica M Duran AND Brandon M Duran

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031332 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380199

NED Date: 11/30/2023 **Reception #:** 2023000066222
Original Sale Date: 04/03/2024
Deed of Trust Date: 09/21/2021 **Recording Date:** 10/01/2021 **Reception #:** 2021000116799
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 1, BRIGHTON CROSSING FILING NO. 2 5TH AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 819 Blue River Ct, Brighton, CO 80601-4371

Original Note Amt: \$510,090.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$492,133.23 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Micheal Bernard Rush AND Nicolette Dawn Rush
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Micheal Bernard Rush AND Nicolette Dawn Rush

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031331 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380200

NED Date: 11/30/2023 **Reception #:** 2023000066218
Original Sale Date: 04/03/2024
Deed of Trust Date: 07/08/2020 **Recording Date:** 07/14/2020 **Reception #:** 2020000064857
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 19 AND 20, BLOCK 1, HOME ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0156906418010

Address: 114 N 7Th Ave, Brighton, CO 80601

Original Note Amt: \$236,634.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$223,074.06 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jennifer Mouser
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jennifer Mouser

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031324 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380201

NED Date: 11/30/2023 **Reception #:** 2023000066217
Original Sale Date: 04/03/2024
Deed of Trust Date: 06/24/2019 **Recording Date:** 06/28/2019 **Reception #:** 2019000050670
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 26-11-B-2 "HILLCREST APARTMENT HOMES," ACCORDING TO THE CONDOMINIUM MAP APPEARING IN THE RECORDS OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, CONDOMINIUM FILE NO. 26, AND AS DEFINED AND DESCRIBED IN THAT CONDOMINIUM DECLARATION OF "HILLCREST APARTMENT HOMES," APPEARING IN SUCH RECORDS IN BOOK 1771 AT PAGE 257, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9865 CROKE DR, THORNTON, CO 80260-8011

Original Note Amt: \$229,000.00 **LoanType:** VA **Interest Rate:** 3.875
Current Amount: \$213,851.19 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.
Current Owner: ROBERT QUIROZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR VISION QUEST LENDING
Grantor (Borrower On Deed of Trust) ROBERT QUIROZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009961012 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380202

NED Date: 11/30/2023 **Reception #:** 2023000066291
Original Sale Date: 04/03/2024
Deed of Trust Date: 01/31/2020 **Recording Date:** 02/06/2020 **Reception #:** 2020000012010
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 2, SHOOK SUBDIVISION FILING NO.1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10120 E 160th Pl, Brighton, CO 80602

Original Note Amt: \$571,021.00 **LoanType:** FHA **Interest Rate:** 3.500
Current Amount: \$532,952.48 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Amy Kay Cordova and Mark Cordova
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Pivot Lending Group, its successors and assigns
Grantor (Borrower On Deed of Trust) Amy Kay Cordova and Mark Cordova

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024
Last Publication Date: 03/07/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO22527 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380203

NED Date: 11/30/2023

Reception #: 2023000066382

Original Sale Date: 04/03/2024

Deed of Trust Date: 11/28/2003

Recording Date: 01/07/2004

Reception #: C1262532

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BECKMAN ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5941 GRAPE ST, COMMERCE CITY, CO 80022

Original Note Amt: \$56,000.00

LoanType: Unknown

Interest Rate: 6.875

Current Amount: \$45,177.82

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1

Current Owner: JIMMY L MONDRAGON AND JANICE MONDRAGON

Grantee (Lender On Deed of Trust): HOME LOAN AND INVESTMENT BANK, F.S.B.

Grantor (Borrower On Deed of Trust) JIMMY L MONDRAGON AND JANICE MONDRAGON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/08/2024

Last Publication Date: 03/07/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009965542

Phone: (303)350-3711

Fax: (303)813-1107