

Notices of Election and Demand Filed in Adams County

From November 05, 2024 Through November 05, 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: A202480762

NED Date: 11/05/2024 **Reception #:** 2024000061712
Original Sale Date: 03/05/2025
Deed of Trust Date: 08/31/2021 **Recording Date:** 09/08/2021 **Reception #:** 2021000106367
Re-Recording Date **Re-Recorded #:**

Legal: Lot 46, Except the North 1 Foot of said Lot, Rainbow Gardens, County of Adams, State of Colorado.

Address: 6150 E 65th Ave, Commerce City, CO 80022

Original Note Amt: \$257,586.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$242,447.38 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Taunya Russaw
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) Taunya Russaw

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

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

Attorney File Number: CO22595 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480763

NED Date: 11/05/2024 **Reception #:** 2024000061709
Original Sale Date: 03/05/2025
Deed of Trust Date: 11/09/2023 **Recording Date:** 11/13/2023 **Reception #:** 2023000063309
Re-Recording Date **Re-Recorded #:**

Legal: LOT 153, BUILDING 24, SHILOH FILING NO. 1, FILED ON OCTOBER 27, 1981 1N FILE NO. 14 OF MAP NO. 800 AND AS AMENDED BY AFFIDAVIT OF SLIGHT MODIFICATION-INITIAL PLAN FILED ON MARCH 29, 1982 IN FILE NO. 14 OF MAP NO. 840, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8128 Washington St, #153, Denver, CO 80229-8523

Original Note Amt: \$420,000.00 **LoanType:** FHA **Interest Rate:** 7.880
Current Amount: \$122,511.29 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Gary A Selby
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Gary A Selby

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1000932-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480764

NED Date: 11/05/2024 **Reception #:** 2024000061714
Original Sale Date: 03/05/2025
Deed of Trust Date: 11/22/2004 **Recording Date:** 11/29/2004 **Reception #:** 20041129001202680
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 27, SUNSET RIDGE, 3RD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9335 NEWTON STREET, Westminster, CO 80031

Original Note Amt: \$188,049.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$134,161.89 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Phillip Post II AND Karen Post
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
WACHOVIA MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Phillip Post II AND Karen Post

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033418 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480765

NED Date: 11/05/2024 **Reception #:** 2024000061715
Original Sale Date: 03/05/2025
Deed of Trust Date: 11/02/2022 **Recording Date:** 11/09/2022 **Reception #:** 2022000090291
Re-Recording Date **Re-Recorded #:**

Legal: LOT 157, REUNION FILING NO. 10, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO,
ACCORDING TO THE RECORDED PLAT THEREOF.

Address: 10248 Telluride Way, Commerce City, CO 80022

Original Note Amt: \$476,190.00 **LoanType:** FHA **Interest Rate:** 6.375
Current Amount: \$468,364.86 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Dana Miller and David Miller
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for PennyMac Loan
Services, LLC
Grantor (Borrower On Deed of Trust) David Miller and Dana Miller who acquired title as Michele Miller

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

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

Attorney File Number: 24CO00486-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480766

NED Date: 11/05/2024 **Reception #:** 2024000061710
Original Sale Date: 03/05/2025
Deed of Trust Date: 06/02/2016 **Recording Date:** 07/19/2016 **Reception #:** 2016000057499
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 6590 Meade Ct, Arvada, CO 80003-6447

Original Note Amt: \$100,000.00 **LoanType:** Unknown **Interest Rate:** 4.2500
Current Amount: \$99,835.99 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association
Current Owner: The Lorenzo Nunez Trust Dated February 13, 2020
Grantee (Lender On Deed of Trust): U.S. Bank National Association
Grantor (Borrower On Deed of Trust): Lorenzo S. Nunez and Gloria P. Nunez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-1000035-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480767

NED Date: 11/05/2024 **Reception #:** 2024000061720
Original Sale Date: 03/05/2025
Deed of Trust Date: 07/12/2021 **Recording Date:** 07/28/2021 **Reception #:** 2021000089547
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO, TO-WIT:
LOT NUMBERED SIX (6) IN BLOCK NUMBERED EIGHTY-NINE (89), SHAW HEIGHTS SEVENTH FILING.

Address: 8341 Mason Cir, Westminster, CO 80031-3605

Original Note Amt: \$597,000.00 **LoanType:** Unknown **Interest Rate:** 2.125
Current Amount: \$328,950.68 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Antonio Mincic and Theresa P. Mincic
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation dba Liberty Reverse Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Antonio Mincic and Theresa P. Mincic

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-1000505-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480768

NED Date: 11/05/2024 **Reception #:** 2024000061711
Original Sale Date: 03/05/2025
Deed of Trust Date: 01/25/2022 **Recording Date:** 02/03/2022 **Reception #:** 2022000010403
Re-Recording Date **Re-Recorded #:**

Legal: LOT #86 GRANGE CREEK, FILING NO. 1, ADAMS COUNTY, COLORADO.
APN/PARCEL ID: 0172107210010

Address: 10934 ASH CIRCLE, THORNTON, CO 80233

Original Note Amt: \$275,742.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: \$264,061.08 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: MICHAEL LEONARD PEARCY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PLANET HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) MICHAEL LEONARD PEARCY

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031659 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480769

NED Date: 11/05/2024 **Reception #:** 2024000061721
Original Sale Date: 03/05/2025
Deed of Trust Date: 01/20/2023 **Recording Date:** 01/23/2023 **Reception #:** 2023000004096
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 31, 2024 AT RECEPTION NO. 2024000060703 TO CORRECT LEGAL DESCRIPTION.

Address: 7907 York Street Apt 2, Denver, CO 80229

Original Note Amt: \$298,493.00 **LoanType:** FHA **Interest Rate:** 6.625
Current Amount: \$294,386.37 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Salas, Jose
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) Jose Salas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033405 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480770

NED Date: 11/05/2024 **Reception #:** 2024000061723
Original Sale Date: 03/05/2025
Deed of Trust Date: 08/11/2017 **Recording Date:** 08/16/2017 **Reception #:** 2017000071033
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 41, GRANGE CREEK FILING NO. 7 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172107120002

Address: 5202 E 111TH CT, THORNTON, CO 80233

Original Note Amt: \$239,580.00 **LoanType:** FHA **Interest Rate:** 6.5
Current Amount: \$249,758.38 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SERVBANK, SB
Current Owner: Christopher L Raley AND Tomalin K Raley
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Christopher L Raley AND Tomalin K Raley

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022248 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480771

NED Date: 11/05/2024 **Reception #:** 2024000061722
Original Sale Date: 03/05/2025
Deed of Trust Date: 05/27/2022 **Recording Date:** 06/01/2022 **Reception #:** 2022000047936
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 5, Block 16, Brighton East Farms Filing No. 3, Amendment No. 1, County of Adams, State of Colorado, according to the plat recorded July 5, 2018 under Reception No. 2018000054289.

Address: 5945 Wheatberry Dr, Brighton, CO 80601

Original Note Amt: \$511,706.00 **LoanType:** Unknown **Interest Rate:** 5.375
Current Amount: \$448,907.31 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nations Lending Corporation
Current Owner: Donna J. Duran and David Lee Martinez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nations Lending Corporation, it successors and assigns
Grantor (Borrower On Deed of Trust): Donna J. Duran and David Lee Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

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

Attorney File Number: CO23665 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480772

NED Date: 11/05/2024 **Reception #:** 2024000061724
Original Sale Date: 03/05/2025
Deed of Trust Date: 09/11/2019 **Recording Date:** 09/12/2019 **Reception #:** 2019000075966
Re-Recording Date **Re-Recorded #:**

Legal: Lot 15, Block 8, Brighton Crossing Filing No. 2, 3rd Amendment, City of Brighton, County of Adams, State of Colorado

Address: 5301 Cherry Blossom Dr, Brighton, CO 80601

Original Note Amt: \$124,855.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$85,387.67 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Pingora Loan Servicing, LLC
Current Owner: James A. Keller
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Grantor (Borrower On Deed of Trust) James A. Keller

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

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

Attorney File Number: CO23824 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480773

NED Date: 11/05/2024 **Reception #:** 2024000061732
Original Sale Date: 03/05/2025
Deed of Trust Date: 04/14/2022 **Recording Date:** 04/19/2022 **Reception #:** 2022000034885
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, REUNION FILING NO. 6, 2ND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16480 Fairway Drive, Commerce City, CO 80022

Original Note Amt: \$300,000.00 **LoanType:** Conventional **Interest Rate:** 4.99
Current Amount: \$300,174.46 **As Of:** 02/28/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Michelle D. Lee
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust) Michelle D. Lee

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033118 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480774

NED Date: 11/05/2024 **Reception #:** 2024000061829
Original Sale Date: 03/05/2025
Deed of Trust Date: 08/03/2022 **Recording Date:** 08/09/2022 **Reception #:** 2022000067480
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BARTLEY SUBDIVISION - AMENDMENT NO, 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11035 E 162nd Dr, Brighton, CO 80602

Original Note Amt: \$350,000.00 **LoanType:** Unknown **Interest Rate:** 4.490
Current Amount: \$349,008.26 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: Joshua Williams and Tricia Portillos-Williams
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust): Joshua Williams and Tricia Portillos-Williams

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-1001494-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480775

NED Date: 11/05/2024 **Reception #:** 2024000061847
Original Sale Date: 03/05/2025
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:** Unknown **Interest Rate:** 8.850
Current Amount: \$145,543.02 **As Of:** **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:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 19-022059 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480776

NED Date: 11/05/2024 **Reception #:** 2024000061830
Original Sale Date: 03/05/2025
Deed of Trust Date: 01/17/2020 **Recording Date:** 02/11/2020 **Reception #:** 2020000013208
Re-Recording Date: **Re-Recorded #:**

Legal: See Attached Exhibit A

Address: 3643 E 106th Ave, Thornton, CO 80233

Original Note Amt: \$202,750.00 **LoanType:** Unknown **Interest Rate:** 5.25
Current Amount: \$202,657.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): KeyBank, NA
Current Owner: Shobha Kanherkar, Sanjeev Kanherkar
Grantee (Lender On Deed of Trust): KeyBank National Association
Grantor (Borrower On Deed of Trust): Shobha Kanherkar, Sanjeev Kanherkar

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1001465-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480777

NED Date: 11/05/2024 **Reception #:** 2024000061848
Original Sale Date: 03/05/2025
Deed of Trust Date: 02/23/2022 **Recording Date:** 03/01/2022 **Reception #:** 2022000018134
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 13 AND 14, BLOCK 3, RESUBDIVISION OF BLOCK 6 AND 10, MALCOLM'S SECOND ADDITION TO BRIGHTON,
COUNTY OF ADAMS, STATE OF COLORADO.

Address: 95 N 7th Ave, Brighton, CO 80601

Original Note Amt: \$269,000.00 **LoanType:** Conventional **Interest Rate:** 3.75
Current Amount: \$257,604.62 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: Izaak Roybal, Jr
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust): Izaak Roybal, Jr

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/09/2025
Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031506 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480778

NED Date: 11/05/2024

Reception #: 2024000061952

Original Sale Date: 03/05/2025

Deed of Trust Date: 08/29/2016

Recording Date: 09/06/2016

Reception #: 2016000073844

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 11, BRIGHTON CROSSING FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 155 BRISTLECONE ST, BRIGHTON, CO 80601

Original Note Amt: \$286,711.00

LoanType: FHA

Interest Rate: 4.500

Current Amount: \$290,702.80

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	STEVE KILLIAN AND SHANNON KILLIAN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	STEVE KILLIAN AND SHANNON KILLIAN

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/09/2025

Last Publication Date: 02/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022045

Phone: (303)706-9990

Fax: (303)706-9994