From December 05, 2024 Through December 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: A202480822

NED Date: 12/05/2024 **Reception #:** 2024000067638

Original Sale Date: 04/09/2025

Deed of Trust Date: 08/09/2021 **Recording Date:** 08/17/2021 **Reception #:** 2021000097825

Re-Recording Date Re-Recorded #:

Legal: LOT 13, BLOCK 12, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6453 Vrain St, Arvada, CO 80003

Original Note Amt:\$299,990.00LoanType:UnknownInterest Rate:3.250Current Amount:\$299,904.86As Of:Interest Type:Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.

Current Owner: Martha L. Cravens and Johnathan A. Cravens

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC

d/b/a Mr. Cooper, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Martha L. Cravens and Johnathan A. Cravens

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1002752-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480823

NED Date: 12/05/2024 **Reception #:** 2024000067636

Original Sale Date: 04/09/2025

Deed of Trust Date: 06/17/2008 **Recording Date:** 07/11/2008 **Reception #:** 2008000055466

Re-Recording Date Re-Recorded #:

Legal: LOT 3, WOODGLEN FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11911 MADISON PL, Denver, CO 80233-1546

Original Note Amt:\$107,043.00LoanType:FHAInterest Rate:7.25Current Amount:\$80,859.64As Of:05/01/2024Interest Type:Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Sears, Catherine, Elizabeth

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Catherine Elizabeth Sears

Publication: Northglenn-Thornton Sentinel First Publication Date: 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026279 **Phone:** (303)706-9990 **Fax:** (303)706-9994

From December 05, 2024 Through December 05, 2024

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Foreclosure Number: A202480824

NED Date: 12/05/2024 **Reception #:** 2024000067635

Original Sale Date: 04/09/2025

Deed of Trust Date: 01/25/2022 **Recording Date:** 02/04/2022 **Reception #:** 2022000010887

Re-Recording Date Re-Recorded #:

Legal: LOT 15, BLOCK 4, THE CENTENNIAL ADDITION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 248 Madison Drive, Bennett, CO 80102-7850

Original Note Amt:\$266,000.00LoanType:UnknownInterest Rate:3.875Current Amount:\$269,146.17As Of:Interest Type:Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.

Current Owner: Gilbert Garcia

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing

Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Gilbert Garcia

Publication: Eastern Colorado News (I-70 Sco First Publication Date: 02/14/2025

Last Publication Date: 03/14/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1003025-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480825

NED Date: 12/05/2024 **Reception #:** 2024000067641

Original Sale Date: 04/09/2025

Deed of Trust Date: 07/29/2016 **Recording Date:** 10/12/2016 **Reception #:** 2016000086357

Re-Recording Date Re-Recorded #:

Legal: LOT 15, BLOCK 2, BROMLEY PARK FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5023 Goshawk Ct, Brighton, CO 80601

Original Note Amt:\$250,233.00LoanType:FHAInterest Rate:3.875Current Amount:\$191,202.15As Of:Interest Type:Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Shannon Crystal Nielsen

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a

California Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Shannon Crystal Nielsen

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1002445-LL Phone: (877)369-6122 Fax: (186)689-47369

From December 05, 2024 Through December 05, 2024

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Foreclosure Number: A202480826

NED Date: 12/05/2024 **Reception #:** 2024000067658

Original Sale Date: 04/09/2025

Deed of Trust Date: 06/23/2022 **Recording Date:** 06/28/2022 **Reception #:** 2022000055752

Re-Recording Date Re-Recorded #:

Legal: LOT 4, 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.

APN #: 0156902432008

Address: 5957 WHEATBERRY DRIVE, Brighton, CO 80601

Original Note Amt:\$603,810.00LoanType:FHAInterest Rate:5.625Current Amount:\$593,643.66As Of:\$11/01/2023Interest Type:Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Roy Tayengwa Machamire

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) Roy Tayengwa Machamire

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032676 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480827

NED Date: 12/05/2024 Reception #: 2024000067665

Original Sale Date: 04/09/2025

Deed of Trust Date: 06/22/2021 **Recording Date:** 06/23/2021 **Reception #:** 2021000075682

Re-Recording Date Re-Recorded #:

Legal: LOT 46, REUNION FILING NO. 5, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0172308202011

Address: 15695 E 109th Ave, Commerce City, CO 80022

Original Note Amt:\$607,294.00Loan Type:FHAInterest Rate:3Current Amount:\$567,221.05As Of:08/01/2024Interest Type:Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: Marlon Ali Martinez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Marlon Ali Martinez

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029618 **Phone:** (303)706-9990 **Fax:** (303)706-9994

From December 05, 2024 Through December 05, 2024

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Foreclosure Number: A202480828

NED Date: 12/05/2024 Reception #: 2024000067667

Original Sale Date: 04/09/2025

Deed of Trust Date: 11/24/2020 **Recording Date:** 11/24/2020 **Reception #:** 2020000122992

Re-Recording Date Re-Recorded #:

Legal: LOT 23, BLOCK 43, BLOCKS 40, 41, 42 AND 43 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF

COLORADO.

Address: 1550 Eppinger Blvd, Thornton, CO 80229

 Original Note Amt:
 \$355,260.00
 LoanType:
 FHA
 Interest Rate:
 3.75

 Current Amount:
 \$331,251.04
 As Of:
 07/01/2024
 Interest Type:
 Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION

Current Owner: Sherrie Lynn Montoya

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) Sherrie Lynn Montoya

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 02/13/2025

Last Publication Date: 03/13/2025

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

Attorney File Number: 24CO00569-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

From December 05, 2024 Through December 05, 2024

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Foreclosure Number: A202480829

NED Date: 12/05/2024 **Reception #:** 2024000067697

Original Sale Date: 04/09/2025

Deed of Trust Date: 04/14/2022 **Recording Date:** 04/19/2022 **Reception #:** 2022000034954

Re-Recording Date Re-Recorded #:

Legal: LOT 116, BUFFALO HIGHLANDS SUBDIVISION FILING NO. 3, ACCORDING TO THE PLAT RECORDED MARCH 16, 2018
AT RECEPTION NO. 2018000021903 AND RE-RECORDED MARCH 20, 2018 AT RECEPTION NO. 2018000022788 IN THE

RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172321221009

Address: 9542 Richfield Street, Commerce City, CO 80022

Original Note Amt:\$474,742.00LoanType:FHAInterest Rate:4.5Current Amount:\$461,761.71As Of:02/01/2024Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Rascon Carbajal, Adiel

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) Adiel Rascon Carbajal

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033591 **Phone:** (303)706-9990 **Fax:** (303)706-9994