

Notices of Election and Demand Filed in Adams County

From December 12, 2023 Through December 12, 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: A202380211

NED Date: 12/12/2023 **Reception #:** 2023000068504
Original Sale Date: 04/10/2024
Deed of Trust Date: 06/24/2020 **Recording Date:** 07/08/2020 **Reception #:** 2020000062517
Re-Recording Date **Re-Recorded #:**

Legal: Lots 4, 5 and 6, Block 10, Henebrys First Addition to Dupont, County of Adams, State of Colorado.

Address: 8076 Jasmine St, Commerce City, CO 80022

Original Note Amt: \$230,000.00 **LoanType:** FHLMC **Interest Rate:** 3.999
Current Amount: \$217,647.94 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Xavier Barraza
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) Xavier Barraza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

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

Attorney File Number: 22CO00077-3 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202380212

NED Date: 12/12/2023 **Reception #:** 2023000068511
Original Sale Date: 04/10/2024
Deed of Trust Date: 11/07/2005 **Recording Date:** 11/10/2005 **Reception #:** 20051110001246220
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, FOX RUN SUBDIVISION FILING NO. 11, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2863 E 110 th Drive, Northglenn, CO 80233

Original Note Amt: \$173,600.00 **LoanType:** Conventional **Interest Rate:** 2
Current Amount: \$118,595.69 **As Of:** 08/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION , as Trustee for Fremont Home Loan Trust 2005-E, Mortgage-Backed Certificates, Series 2005-E
Current Owner: Garcia, Lilia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Lilia Garcia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030226 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380213

NED Date: 12/12/2023 **Reception #:** 2023000068509
Original Sale Date: 04/10/2024
Deed of Trust Date: 08/17/2021 **Recording Date:** 09/21/2021 **Reception #:** 2021000111036
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 9, NORFOLK GLEN, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182132401004

Address: 16091 E 18th Pl, Aurora, CO 80011

Original Note Amt: \$202,214.00 **LoanType:** VA **Interest Rate:** 2.375
Current Amount: \$195,552.32 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Glynn Peterson and Lynda Michelle Stone
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Village Capital & Investment LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Glynn Peterson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031146 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380214

NED Date: 12/12/2023 **Reception #:** 2023000068516
Original Sale Date: 04/10/2024
Deed of Trust Date: 05/15/2018 **Recording Date:** 05/16/2018 **Reception #:** 2018000039569
Re-Recording Date **Re-Recorded #:**

Legal: LOT 100, REUNION FILING NO. 25, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11012 Sedalia Way, Commerce City, CO 80022

Original Note Amt: \$499,617.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$454,518.52 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Curtis Love and Eric Love
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nationwide
Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust) Curtis Love and Eric Love

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

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

Attorney File Number: CO22437 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380215

NED Date: 12/12/2023 **Reception #:** 2023000068510
Original Sale Date: 04/10/2024
Deed of Trust Date: 08/26/2016 **Recording Date:** 09/08/2016 **Reception #:** 2016000074830
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, EAST BAY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6740 Meade Circle Unit D, Westminster, CO 80030-1580

Original Note Amt: \$294,400.00 **LoanType:** Unknown **Interest Rate:** 3.075
Current Amount: \$293,237.27 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Suzanne E. Roth and Christopher J. Courtney
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Citywide Home Loans, a Utah Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Suzanne E. Roth and Christopher J. Courtney

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

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

Attorney File Number: CO22323 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202380216

NED Date: 12/12/2023 **Reception #:** 2023000068513
Original Sale Date: 04/10/2024
Deed of Trust Date: 01/05/2018 **Recording Date:** 01/11/2018 **Reception #:** 2018000003284
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BENNETT ACRES AMENDED, THE PLAT OF WHICH WAS FILED IN PLAT BOOK 14 AT PAGE 178, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0181300003011

Address: 3820 Yulle Rd, Strasburg, CO 80136

Original Note Amt: \$178,062.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$154,340.55 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Huggins, Helen, Eloise, Huggins, Robin, Lynn
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST COMMUNITY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Helen Eloise Huggins AND Robin Lynn Huggins

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031398 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380217

NED Date: 12/12/2023 **Reception #:** 2023000068517
Original Sale Date: 04/10/2024
Deed of Trust Date: 05/17/2021 **Recording Date:** 05/28/2021 **Reception #:** 2021000065000
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 11 FEET OF LOT 26, ALL OF LOT 25, EXCEPT THE SOUTH 4 FEET OF SAID LOT 25, BLOCK 14A, SHAW HEIGHTS, FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8727 Circle Drive, Westminster, CO 80031

Original Note Amt: \$356,125.00 **LoanType:** FHA **Interest Rate:** 2.88
Current Amount: \$340,052.83 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Michigan Mutual Inc
Current Owner: Santiago A. Hernandez, Jr. and Selastine P. Sailas
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for MiMutual Mortgage
Grantor (Borrower On Deed of Trust) Santiago A. Hernandez, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

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

Attorney File Number: 22CO00288-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202380218

NED Date: 12/12/2023 **Reception #:** 2023000068586
Original Sale Date: 04/10/2024
Deed of Trust Date: 12/04/2020 **Recording Date:** 12/10/2020 **Reception #:** 2020000129535
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 7, BROMLEY PARK FILING 3, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156911209009

Address: 463 Heron Street, Brighton, CO 80601

Original Note Amt: \$331,000.00 **LoanType:** Conventional **Interest Rate:** 3
Current Amount: \$331,343.74 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: Mullins, Trent
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Trent Mullins

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 21-025697 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380219

NED Date: 12/12/2023

Reception #: 2023000068692

Original Sale Date: 04/10/2024

Deed of Trust Date: 05/15/2019

Recording Date: 05/16/2019

Reception #: 2019000037095

Re-Recording Date

Re-Recorded #:

Legal: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 39.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SECTION 9 A DISTANCE OF 221.36 FEET; THENCE ALONG THE ARC OF CURVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 4961.15 FEET AND BEING THE EASTERLY RIGHT OF WAY LINE OF THE C & S AND CB & Q RAILROAD A DISTANCE OF 568.63 FEET; THENCE NORTH 32°45'00" EAST A DISTANCE OF 148.14 FEET; THENCE SOUTH 25°55'45" EAST A DISTANCE OF 703.16 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 36.00 FEET TO THE TRUE POINT OF BEGINNING.

Address: 811 W. 56th Avenue, Denver, CO 80216

Original Note Amt: \$863,500.00

LoanType: Unknown

Interest Rate: 5.750

Current Amount: \$776,814.42

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	CITYWIDE BANKS, a division of HTLF
Current Owner:	ALTERNATIVE AUTO SOLUTIONS, LLC
Grantee (Lender On Deed of Trust):	CITYWIDE BANKS
Grantor (Borrower On Deed of Trust)	ALTERNATIVE AUTO SOLUTIONS, LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024

Last Publication Date: 03/14/2024

Attorney for Beneficiary: BROWN DUNNING WALKER FEIN DRUSCH PC

Attorney File Number: 3115-008

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Foreclosure Number: A202380220

NED Date: 12/12/2023

Reception #: 2023000068693

Original Sale Date: 04/10/2024

Deed of Trust Date: 05/17/2018

Recording Date: 05/24/2018

Reception #: 2018000041802

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 2, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO

Address: 14122 E 102ND PL, COMMERCE CITY, CO 80022

Original Note Amt: \$252,500.00

LoanType: Unknown

Interest Rate: 5.625

Current Amount: \$245,054.58

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: GUILLERMO SERNA AND RAQUEL SERNA AND MELINDA R FLORES

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR CORNERSTONE HOME LENDING, INC.

Grantor (Borrower On Deed of Trust) GUILLERMO SERNA AND RAQUEL SERNA AND MELINDA R FLORES

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024

Last Publication Date: 03/14/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009972530

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