

# Notices of Election and Demand Filed in Adams County

From December 14, 2023 Through December 14, 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:** A202380221

**NED Date:** 12/14/2023      **Reception #:** 2023000068996  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 12/16/2016      **Recording Date:** 12/19/2016      **Reception #:** 2016000110931  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 73, GRANGE CREEK FILING NO. 7 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172107102052

**Address:** 11171 Forest Avenue, Thornton, CO 80233

**Original Note Amt:** \$279,837.00      **LoanType:** FHA      **Interest Rate:** 4.875  
**Current Amount:** \$243,510.73      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Viguierias, Cristina, Viguierias, Ruben  
**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):** Cristina Viguierias AND Ruben Viguierias

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 22-026618      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380222

**NED Date:** 12/14/2023      **Reception #:** 2023000068997  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 06/15/2017      **Recording Date:** 06/16/2017      **Reception #:** 2017000052093  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 8, TOL-WIN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9525 Damon Drive, NORTHGLENN, CO 80260

**Original Note Amt:** \$299,475.00      **LoanType:** FHA      **Interest Rate:** 4.625  
**Current Amount:** \$268,056.43      **As Of:** 07/01/2023      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 19-022046      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380223

**NED Date:** 12/14/2023      **Reception #:** 2023000068998  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 05/31/2016      **Recording Date:** 06/14/2016      **Reception #:** 2016000046710  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 6, WOODGLEN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 11826 Adams St, Thornton, CO 80233

**Original Note Amt:** \$265,109.00      **LoanType:** FHA      **Interest Rate:** 4.5  
**Current Amount:** \$229,786.12      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Rodriguez, Kutucha, L  
**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)** Kutucha L Rodriguez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 20-024475      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380224

**NED Date:** 12/14/2023      **Reception #:** 2023000069008  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 07/22/2021      **Recording Date:** 08/05/2021      **Reception #:** 2021000093438  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 10, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 47504 Lilac Ave, Bennett, CO 80102

**Original Note Amt:** \$470,606.00      **LoanType:** Unknown      **Interest Rate:** 3.5  
**Current Amount:** \$453,563.91      **As Of:** 07/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Jonathon Garcia and Juanita Archuleta  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry  
Mortgage, LLC  
**Grantor (Borrower On Deed of Trust)** Jonathon Garcia and Juanita Archuleta

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 02/23/2024  
**Last Publication Date:** 03/22/2024

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

**Attorney File Number:** 23CO00539-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

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**Foreclosure Number:** A202380225

**NED Date:** 12/14/2023      **Reception #:** 2023000069011  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 11/30/2022      **Recording Date:** 12/02/2022      **Reception #:** 2022000094609  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, BLOCK 6, NORTH GLENN - SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1324 Lucille Court, Northglenn, CO 80233

**Original Note Amt:** \$471,306.00      **LoanType:** FHA      **Interest Rate:** 7.125  
**Current Amount:** \$468,620.24      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Aldaco Atayde, Rigoberto  
**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)** Rigoberto Aldaco Atayde

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-031439      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380226

**NED Date:** 12/14/2023      **Reception #:** 2023000069178  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 04/21/2003      **Recording Date:** 05/13/2003      **Reception #:** C1142471  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 22, SUNSET RIDGE, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3411 KASSLER PLACE, WESTMINSTER, CO 80031

**Original Note Amt:** \$148,000.00      **LoanType:** Unknown      **Interest Rate:** 6.000  
**Current Amount:** \$78,325.42      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as PI Trustee of the Freddie Mac Participation  
Interest Trust, Series 2023-1  
**Current Owner:** WILLIAM D AUSTIN  
**Grantee (Lender On Deed of Trust):** WELLS FARGO HOME MORTGAGE, INC.  
**Grantor (Borrower On Deed of Trust)** WILLIAM D AUSTIN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009961210      **Phone:** (303)350-3711      **Fax:** (303)813-1107