

Notices of Election and Demand Filed in Adams County

From December 26, 2023 Through December 26, 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: A202380236

NED Date: 12/26/2023 **Reception #:** 2023000070973
Original Sale Date: 04/24/2024
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: \$263,211.16 **As Of:** 06/01/2023 **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:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

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

Foreclosure Number: A202380237

NED Date: 12/26/2023 **Reception #:** 2023000070974
Original Sale Date: 04/24/2024
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: \$254,149.80 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Allied First Bank, SB dba Servbank
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:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

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

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Foreclosure Number: A202380238

NED Date: 12/26/2023 **Reception #:** 2023000070979
Original Sale Date: 04/24/2024
Deed of Trust Date: 07/12/2021 **Recording Date:** 07/15/2021 **Reception #:** 2021000084739
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 16, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS
RECEPTION NO. 2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5975 N. Perth Street, Aurora, CO 80019

Original Note Amt: \$393,134.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$381,692.91 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guaranteed Rate, Inc.
Current Owner: Kathy M. Lam and Christ Nonthaveth, wife and husband; Vien Q. Lam, a married man
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for KBHS Home
Loans, LLC
Grantor (Borrower On Deed of Trust) Kathy M. Lam and Christ Nonthaveth, wife and husband; Vien Q. Lam, a married man

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO230129 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202380239

NED Date: 12/26/2023 **Reception #:** 2023000070980
Original Sale Date: 04/24/2024
Deed of Trust Date: 08/13/2020 **Recording Date:** 08/18/2020 **Reception #:** 2020000079734
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 7, BUFFALO HIGHLANDS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO
***MODIFICATION OF DEED OF TRUST RECORDED ON JANUARY 13, 2021 AT RECEPTION NUMBER 2021000004178 TO
ADD TAX EXEMPT FINANCE RIDER

Address: 9292 Salida St, Commerce City, CO 80022-9044

Original Note Amt: \$441,839.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$415,492.45 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Aldo Ivan Palma Bencomo
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) Aldo Ivan Palma Bencomo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031494 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380240

NED Date: 12/26/2023 **Reception #:** 2023000070971
Original Sale Date: 04/24/2024
Deed of Trust Date: 06/29/2015 **Recording Date:** 07/08/2015 **Reception #:** 2015000054007
Re-Recording Date **Re-Recorded #:**

Legal: LOT 139, GRANGE CREEK FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172107208014

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JULY 18, 2019 AT RECEPTION NO. 2019000056602
TO CORRECT LEGAL DESCRIPTION.

Address: 11191 Albion Dr, Thornton, CO 80233-3727

Original Note Amt: \$216,015.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$179,660.90 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Jennifer A Carrasco
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust) Jennifer A Carrasco

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-024026 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380241

NED Date: 12/26/2023 **Reception #:** 2023000070972
Original Sale Date: 04/24/2024
Deed of Trust Date: 09/19/2017 **Recording Date:** 09/20/2017 **Reception #:** 2017000082155
Re-Recording Date **Re-Recorded #:**

Legal: LOT 68, BLOCK 1, AMHERST SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13394 Umatilla Street, Westminster, CO 80234

Original Note Amt: \$599,850.00 **LoanType:** FHA **Interest Rate:** 5.06
Current Amount: \$212,346.90 **As Of:** 01/01/1950 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Dennis L. Meadows AND Stephanie Meadows
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Dennis L. Meadows AND Mary S Meadows

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031468 **Phone:** (303)706-9990 **Fax:** (303)706-9994

