

Notices of Election and Demand Filed in Adams County

From December 28, 2023 Through December 28, 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: A202380244

NED Date: 12/28/2023 **Reception #:** 2023000071231
Original Sale Date: 05/01/2024
Deed of Trust Date: 07/19/2019 **Recording Date:** 07/23/2019 **Reception #:** 2019000058110
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 8, SUGAR CREEK SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156909308002

Address: 3407 Watada St, Brighton, CO 80601

Original Note Amt: \$392,656.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$366,221.18 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kevin Harris
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kevin Harris

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/07/2024
Last Publication Date: 04/04/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031451 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380245

NED Date: 12/28/2023 **Reception #:** 2023000071230
Original Sale Date: 05/01/2024
Deed of Trust Date: 11/20/2020 **Recording Date:** 12/01/2020 **Reception #:** 2020000124392
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 18, FRONTERRA VILLAGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9962 Joplin St, Commerce City, CO 80022

Original Note Amt: \$373,117.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$352,458.03 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: GABRIEL HARDESTY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gabriel Hardesty

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/07/2024
Last Publication Date: 04/04/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031518 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380246

NED Date: 12/28/2023 **Reception #:** 2023000071229
Original Sale Date: 05/01/2024
Deed of Trust Date: 09/22/2017 **Recording Date:** 09/22/2017 **Reception #:** 2017000083205
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 11, BROMLEY CREEK FILING 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2628 Comanche Creek Drive, Brighton, CO 80601

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$306,637.90 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Rosalinda Trevino
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS
AND ASSIGNS
Grantor (Borrower On Deed of Trust) Rosalinda Trevino

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/07/2024
Last Publication Date: 04/04/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 19-023682 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380247

NED Date: 12/28/2023 **Reception #:** 2023000071303
Original Sale Date: 05/01/2024
Deed of Trust Date: 09/20/2021 **Recording Date:** 09/29/2021 **Reception #:** 2021000115500
Re-Recording Date **Re-Recorded #:**

Legal: Lot Thirteen (13), Block Fifteen (15), Sherrelwood Estates-Filing No. 2, County of Adams, State of Colorado.

Address: 8319 Quivas Way, Denver, CO 80221

Original Note Amt: \$332,000.00 **LoanType:** FNMA **Interest Rate:** 3.25
Current Amount: \$326,475.89 **As Of:** 09/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Fifth Third Bank, National Association
Current Owner: David L. Sullivan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American
Financing Corporation
Grantor (Borrower On Deed of Trust) David L. Sullivan

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/07/2024
Last Publication Date: 04/04/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 23CO00577-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202380248

NED Date: 12/28/2023 **Reception #:** 2023000071304
Original Sale Date: 05/01/2024
Deed of Trust Date: 03/25/2005 **Recording Date:** 04/04/2005 **Reception #:** 20050404000342630
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 4, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14179 E 101st Place, Commerce City, CO 80022

Original Note Amt: \$223,205.00 **LoanType:** FHA **Interest Rate:** 4.750
Current Amount: \$201,621.02 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, as Trustee for the CSMC 2017-FHA1 Trust, Mortgage-Backed Notes, Series 2017-FHA1
Current Owner: Brian S. Knapp
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Suntrust Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Brian S. Knapp and Judith A. Knapp

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/07/2024
Last Publication Date: 04/04/2024

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

Attorney File Number: CO22468 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202380249

NED Date: 12/28/2023 **Reception #:** 2023000071305
Original Sale Date: 05/01/2024
Deed of Trust Date: 03/25/2022 **Recording Date:** 03/29/2022 **Reception #:** 2022000027148
Re-Recording Date **Re-Recorded #:**

Legal: THAT PART OF PLOT 6, MERRILL-FALKNER ACRES, DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHWEST CORNER OF SAID PLOT 6; THENCE EAST 150 FEET; THENCE SOUTH 60 FEET; THENCE WEST 150 FEET; THENCE NORTH 60 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156907315008

Address: 718 S 2nd Avenue, Brighton, CO 80601

Original Note Amt: \$461,487.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$452,574.83 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Heinz, Lisa, Dawn
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Lisa Dawn Heinz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/07/2024
Last Publication Date: 04/04/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031527 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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