

Notices of Election and Demand Filed in Adams County

From December 03, 2024 Through December 03, 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: A202480815

NED Date: 12/03/2024 **Reception #:** 2024000067222
Original Sale Date: 04/02/2025
Deed of Trust Date: 06/03/2013 **Recording Date:** 06/10/2013 **Reception #:** 2013000049143
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 5, NORTH GLENN - TWELFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10579 Ronald Lane, Northglenn, CO 80234

Original Note Amt: \$148,000.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: \$111,816.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Estate of Marilyn R. Yetzbacher and Estate of James R. Yetzbacher
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): Marilyn R. Yetzbacher and James R. Yetzbacher

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025

Attorney for Beneficiary: Messner Reeves LLP
Attorney File Number: 8021.0072/24-000126-01 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202480816

NED Date: 12/03/2024 **Reception #:** 2024000067254
Original Sale Date: 04/02/2025
Deed of Trust Date: 12/21/2023 **Recording Date:** 12/22/2023 **Reception #:** 2023000070577
Re-Recording Date: **Re-Recorded #:**

Legal: Lots 15 and 16, except the rear 8 feet of said Lots, Block 37, Aurora, County of Adams, State of Colorado

Address: 1634 Boston Street, Aurora, CO 80010

Original Note Amt: \$900,000.00 **LoanType:** Unknown **Interest Rate:** 13.000
Current Amount: \$900,000.00 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SSA NE Assets LLC
Current Owner: 1634 Boston 6 Plex LLC
Grantee (Lender On Deed of Trust): FRC VTX Assets LLC
Grantor (Borrower On Deed of Trust): 1634 Boston 6 Plex LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025

Attorney for Beneficiary: POLSINELLI PC
Attorney File Number: 9997901.1 **Phone:** (303)572-9300 **Fax:**

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Foreclosure Number: A202480817

NED Date: 12/03/2024 **Reception #:** 2024000067258
Original Sale Date: 04/02/2025
Deed of Trust Date: 06/25/2010 **Recording Date:** 07/02/2010 **Reception #:** 2010000044148
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 5, FRONTERRA VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9813 CHAMBERS COURT, Commerce City, CO 80022

Original Note Amt: \$172,674.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$100,986.31 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: MARTIN MAYO ZUNIGA, ERICA ARANDA MAYO, MARTIN MAYO, JR. AND RUBI MAYO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DENVER MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Martin Mayo Zuniga

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033596 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480818

NED Date: 12/03/2024 **Reception #:** 2024000067278
Original Sale Date: 04/02/2025
Deed of Trust Date: 07/16/2021 **Recording Date:** 07/22/2021 **Reception #:** 2021000087414
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 2, CORONADO FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8311 Harris St, Denver, CO 80229

Original Note Amt: \$364,500.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$344,436.21 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nova Financial & Investment Corporation
Current Owner: Luciano Silva and Imelda Silva
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Luciano Silva and Imelda Silva

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO23106 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480819

NED Date: 12/03/2024 **Reception #:** 2024000067295
Original Sale Date: 04/02/2025
Deed of Trust Date: 04/02/2004 **Recording Date:** 05/12/2004 **Reception #:** 20040512000351260
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 17, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO,

Address: 11351 Clermont Drive, Denver, CO 80233

Original Note Amt: \$91,300.00 **LoanType:** Unknown **Interest Rate:** 5.500
Current Amount: \$39,386.62 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Craig Ryan Hatcher
Grantee (Lender On Deed of Trust): Bank of America. N.A.
Grantor (Borrower On Deed of Trust): Bishop Dale Hatcher

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO-20008 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480820

NED Date: 12/03/2024 **Reception #:** 2024000067316
Original Sale Date: 04/02/2025
Deed of Trust Date: 10/13/2016 **Recording Date:** 10/24/2016 **Reception #:** 2016000090445
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, FAIRVIEW, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7991 Robin Lane, Denver, CO 80221

Original Note Amt: \$184,000.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$162,181.21 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Shane Gustafson
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): Shane Gustafson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025
Last Publication Date: 03/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-1002575-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480821

NED Date: 12/03/2024

Reception #: 2024000067330

Original Sale Date: 04/02/2025

Deed of Trust Date: 08/27/2020

Recording Date: 09/01/2020

Reception #: 2020000086510

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 5 WESTMINSTER HEIGHTS NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7571 MEADE WAY, WESTMINSTER, CO 80030

Original Note Amt: \$259,462.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$238,203.21

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	CORWIN YODER AND MICHELLE YODER
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDEPENDENT BANK
Grantor (Borrower On Deed of Trust)	CORWIN YODER AND MICHELLE YODER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/06/2025

Last Publication Date: 03/06/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010275444

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