

Notices of Election and Demand Filed in Adams County

From March 21, 2024 Through March 21, 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: A202480380

NED Date: 03/21/2024 **Reception #:** 2024000014486
Original Sale Date: 07/24/2024
Deed of Trust Date: 03/26/2018 **Recording Date:** 04/02/2018 **Reception #:** 2018000026396
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, BRIGHTON MALL FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 456 Cedar Avenue, Brighton, CO 80601

Original Note Amt: \$191,500.00 **LoanType:** Unknown **Interest Rate:** 5.125
Current Amount: \$200,323.69 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Carlos Castillo Arellano and Gina Marie Castillo Arellano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nova Financial & Investment Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Carlos Castillo Arellano and Gina Marie Castillo Arellano

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024
Last Publication Date: 06/27/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-986924-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480381

NED Date: 03/21/2024 **Reception #:** 2024000014485
Original Sale Date: 07/24/2024
Deed of Trust Date: 01/14/2010 **Recording Date:** 01/19/2010 **Reception #:** 2010000003478
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 49, NORTH GLENN TWENTY SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11783 Quam Dr, Northglenn, CO 80233-1269

Original Note Amt: \$125,681.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$98,760.16 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MidFirst Bank
Current Owner: Jason Romero
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Bank of America, N.A., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Eufemia G Perez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024
Last Publication Date: 06/27/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-986875-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480382

NED Date: 03/21/2024 **Reception #:** 2024000014527
Original Sale Date: 07/24/2024
Deed of Trust Date: 08/08/2022 **Recording Date:** 08/10/2022 **Reception #:** 2022000068220
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 34, RIVER VALLEY VILLAGE SUBDIVISION - AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9782 CHERRY LANE, THORNTON, CO 80229

Original Note Amt: \$378,026.00 **LoanType:** FHA **Interest Rate:** 5.750
Current Amount: \$372,744.94 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: PANHIA VUE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) PANHIA VUE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024
Last Publication Date: 06/27/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029591 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480383

NED Date: 03/21/2024 **Reception #:** 2024000014554
Original Sale Date: 11/06/2024
Deed of Trust Date: 05/06/2016 **Recording Date:** 05/13/2016 **Reception #:** 2016000037012
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 16615 MYSTIC LANE, STRASBURG, CO 80136

Original Note Amt: \$271,937.00 **LoanType:** FHA **Interest Rate:** 4.000
Current Amount: \$241,896.10 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: SHANNON A VAN DUREN AND NICOLAS A VAN DUREN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
STEARNS LENDING, LLC
Grantor (Borrower On Deed of Trust) SHANNON A VAN DUREN AND NICOLAS A VAN DUREN

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 09/13/2024
Last Publication Date: 10/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010070084 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480384

NED Date: 03/21/2024

Reception #: 2024000014672

Original Sale Date: 07/24/2024

Deed of Trust Date: 03/02/2023

Recording Date: 03/07/2023

Reception #: 2023000012161

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION AFFIDAVIT OF

AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MARCH 11, 2024 AT RECEPTION NO. 2024000012519 TO
CORRECT TYPO IN LEGAL DESCRIPTION

Address: 2797 W 107th CT Unit B, Westminster, CO 80234-1947

Original Note Amt: \$152,625.00

LoanType: FHA

Interest Rate: 7.125

Current Amount: \$151,929.31

As Of: 09/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): Equity Prime Mortgage LLC

Current Owner: Christina Steitz Carpanzano AND Sergio G. Carpanzano

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AdvantageFirst Lending Inc., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Christina Steitz Carpanzano AND Sergio G. Carpanzano

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024

Last Publication Date: 06/27/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031790

Phone: (303)706-9990

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