

Notices of Election and Demand Filed in Adams County

From March 28, 2024 Through March 28, 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: A202480391

NED Date: 03/28/2024 **Reception #:** 2024000015970
Original Sale Date: 07/31/2024
Deed of Trust Date: 05/27/2020 **Recording Date:** 05/28/2020 **Reception #:** 2020000048173
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, BRIGHTON EAST HORIZONS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16688 Telluride St, Brighton, CO 80601

Original Note Amt: \$472,500.00 **LoanType:** Conventional **Interest Rate:** 3.99
Current Amount: \$443,374.47 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Arambula Cruz, Juan, Carlos
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Juan Carlos Arambula Cruz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/06/2024
Last Publication Date: 07/04/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031965 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480392

NED Date: 03/28/2024 **Reception #:** 2024000015972
Original Sale Date: 07/31/2024
Deed of Trust Date: 03/26/2008 **Recording Date:** 04/29/2008 **Reception #:** 2008000033835
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 11, SHERRELWOOD ESTATES, FILING ONE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 110 Drake St, Denver, CO 80221-4145

Original Note Amt: \$85,000.00 **LoanType:** Unknown **Interest Rate:** 5.240
Current Amount: \$57,398.75 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Kenneth S Evanitcka
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Kenneth S Evanitcka

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/06/2024
Last Publication Date: 07/04/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-247-986469-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480393

NED Date: 03/28/2024 **Reception #:** 2024000015973
Original Sale Date: 07/31/2024
Deed of Trust Date: 09/20/2006 **Recording Date:** 09/27/2006 **Reception #:** 20060927000974550
Re-Recording Date **Re-Recorded #:**

Legal: THE NORTH 1/2 OF THE WEST 140 FEET OF LOT EIGHTY-SIX (86), EXCEPT THE WEST 20 FEET THEREOF, BLACK HAWK DERBY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 6674 Oneida Street, Commerce City, CO 80022

Original Note Amt: \$240,000.00 **LoanType:** FHA **Interest Rate:** 6.52
Current Amount: \$173,585.38 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Mortgage Assets Management, LLC
Current Owner: Honey Lee Masters
Grantee (Lender On Deed of Trust): Urban Financial Group, Inc.
Grantor (Borrower On Deed of Trust): Honey Lee Masters

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/06/2024
Last Publication Date: 07/04/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-986776-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480394

NED Date: 03/28/2024 **Reception #:** 2024000015976
Original Sale Date: 07/31/2024
Deed of Trust Date: 05/29/2015 **Recording Date:** 06/04/2015 **Reception #:** 2015000042409
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 5, BUFFALO RUN SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11662 Elkhart St, Brighton, CO 80603

Original Note Amt: \$252,345.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$210,499.08 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): TRUHOME SOLUTIONS, LLC
Current Owner: Shawn P Falk, Samantha A Holmes AND Lynn A Holmes
Grantee (Lender On Deed of Trust): TRUHOME SOLUTIONS, LLC
Grantor (Borrower On Deed of Trust): Shawn P Falk, Samantha A Holmes AND Lynn A Holmes

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/06/2024
Last Publication Date: 07/04/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032064 **Phone:** (303)706-9990 **Fax:** (303)706-9994