

Notices of Election and Demand Filed in Adams County

From April 16, 2024 Through April 16, 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: A202480415

NED Date: 04/16/2024 **Reception #:** 2024000019532
Original Sale Date: 08/14/2024
Deed of Trust Date: 10/15/2019 **Recording Date:** 10/18/2019 **Reception #:** 2019000089616
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 7, BELLE CREEK FILING NO. 3 AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT TEHREOF, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10451 Yosemite Street, Commerce City, CO 80640

Original Note Amt: \$357,777.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$333,118.52 **As Of:** 11/01/2023 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027383 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480416

NED Date: 04/16/2024 **Reception #:** 2024000019577
Original Sale Date: 08/14/2024
Deed of Trust Date: 05/20/2022 **Recording Date:** 06/01/2022 **Reception #:** 2022000048074
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 11, SUGAR CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 613 Rio Rancho Way, Brighton, CO 80601

Original Note Amt: \$473,600.00 **LoanType:** Unknown **Interest Rate:** 6.000
Current Amount: \$465,256.23 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Fitzsimons Credit Union
Current Owner: Sergio Alberto Armendariz Rodriguez
Grantee (Lender On Deed of Trust): Pivot Lending Group
Grantor (Borrower On Deed of Trust) Sergio Alberto Armendariz Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80416 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202480417

NED Date: 04/16/2024 **Reception #:** 2024000019579
Original Sale Date: 08/14/2024
Deed of Trust Date: 05/01/2019 **Recording Date:** 05/07/2019 **Reception #:** 2019000034311
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 75, NORTH PARK SUBDIVISION FILING NO. 13, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10052 Grove Ct Unit C, Westminster, CO 80031-8410

Original Note Amt: \$365,262.00 **Loan Type:** FHA **Interest Rate:** 4.75
Current Amount: \$337,895.40 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.
Current Owner: Matthew T. Barnhouse AND Heather T. Barnhouse AND Mark S. Barnhouse
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Matthew T. Barnhouse AND Heather T. Barnhouse AND Mark S. Barnhouse

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028555 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480418

NED Date: 04/16/2024 **Reception #:** 2024000019534
Original Sale Date: 08/14/2024
Deed of Trust Date: 11/29/2021 **Recording Date:** 12/07/2021 **Reception #:** 2021000142030
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, DEER VALLEY ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11595 Pass Me by Road, Strasburg, CO 80136

Original Note Amt: \$423,500.00 **Loan Type:** Unknown **Interest Rate:** 3.375
Current Amount: \$428,119.78 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Gateway Mortgage, a division of Gateway First Bank
Current Owner: Jose David Gutierrez - Velazquez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Gateway Mortgage Group, a
division of Gateway First Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Jose David Gutierrez - Velazquez

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 06/21/2024
Last Publication Date: 07/19/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-985830-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480419

NED Date: 04/16/2024 **Reception #:** 2024000019535
Original Sale Date: 08/14/2024
Deed of Trust Date: 10/11/2013 **Recording Date:** 10/22/2013 **Reception #:** 2013000091336
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 13, A RESUBDIVISION OF BLOCK 13, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4524 WEST 65TH AVENUE, ARVADA, CO 80003

Original Note Amt: \$208,650.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$169,836.75 **As Of:** 12/01/2023 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 14-001258 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480420

NED Date: 04/16/2024 **Reception #:** 2024000019567
Original Sale Date: 08/14/2024
Deed of Trust Date: 08/03/2016 **Recording Date:** 08/09/2016 **Reception #:** 2016000064383
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 1, PERL-MACK MANOR THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2241 SAMUEL DRIVE, DENVER, CO 80221

Original Note Amt: \$219,894.00 **LoanType:** FHA **Interest Rate:** 4.000
Current Amount: \$188,182.90 **As Of:** **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 22-026883 **Phone:** (303)706-9990 **Fax:** (303)706-9994