

Notices of Election and Demand Filed in Adams County

From April 23, 2024 Through April 23, 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: A202480423

NED Date: 04/23/2024 **Reception #:** 2024000020826
Original Sale Date: 08/21/2024
Deed of Trust Date: 10/13/2006 **Recording Date:** 11/14/2006 **Reception #:** 2006001000288
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 12 AND 13, EXCEPT THE REAR OF EASTERLY 8 FEET OF SAID LOTS, BLOCK 76, AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0182334405006

Address: 1940 Florence Street, Aurora, CO 80010

Original Note Amt: \$40,000.00 **LoanType:** Conventional **Interest Rate:** 8.5
Current Amount: \$30,796.28 **As Of:** 06/20/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION as Collateral Trust Trustee for FirstKey Master Funding 2021-A Collateral Trust
Current Owner: Gomez, Alberto
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME LOAN CENTER, INC., DBA LENDINGTREE LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alberto Gomez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028623 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480424

NED Date: 04/23/2024 **Reception #:** 2024000020824
Original Sale Date: 08/21/2024
Deed of Trust Date: 09/26/2022 **Recording Date:** 09/28/2022 **Reception #:** 2022000080478
Re-Recording Date **Re-Recorded #:**

Legal: Legal Description Attached As Exhibit A

Address: 11877 Oak Hill Way #C, Commerce City, CO 80640

Original Note Amt: \$373,117.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$366,867.36 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Tina Louise Gill
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Tina Louise Gill

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-988476-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480425

NED Date: 04/23/2024 **Reception #:** 2024000020825
Original Sale Date: 08/21/2024
Deed of Trust Date: 11/27/2018 **Recording Date:** 11/28/2018 **Reception #:** 2018000095323
Re-Recording Date **Re-Recorded #:**

Legal: LOT 34, BLOCK 18, HEFTLER HOMES HILLCREST FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171916103004

Address: 1483 West 103rd Place, Northglenn, CO 80260

Original Note Amt: \$334,823.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$307,220.50 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Hancock, Thomas, W.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust) Thomas W. Hancock

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022832 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480426

NED Date: 04/23/2024 **Reception #:** 2024000020827
Original Sale Date: 08/21/2024
Deed of Trust Date: 10/29/2021 **Recording Date:** 11/10/2021 **Reception #:** 2021000132532
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 2, SHERATON PARK SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 213 SOUTH 16TH AVENUE, BRIGHTON, CO 80601-2313

Original Note Amt: \$466,396.00 **LoanType:** Unknown **Interest Rate:** 3.000
Current Amount: \$446,435.80 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: KRYSTAL GILL-SMITH AND MARCUS BASILE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust) KRYSTAL GILL-SMITH AND MARCUS BASILE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010117323 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480427

NED Date: 04/23/2024 **Reception #:** 2024000020891
Original Sale Date: 08/21/2024
Deed of Trust Date: 12/06/2012 **Recording Date:** 12/10/2012 **Reception #:** 2012000092960
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 4, SHERRELWOOD ESTATES FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7638 GRACE PLACE, DENVER, CO 80221

Original Note Amt: \$162,011.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$143,101.08 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: RACHEL ORTEGON AND DANIEL ORTEGON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CITYWIDE HOME LOANS
Grantor (Borrower On Deed of Trust) RACHEL ORTEGON AND DANIEL ORTEGON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010125565 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480428

NED Date: 04/23/2024 **Reception #:** 2024000020896
Original Sale Date: 08/21/2024
Deed of Trust Date: 04/30/2020 **Recording Date:** 05/07/2020 **Reception #:** 2020000041710
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, FOXRIDGE ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10631 E 152nd Ave, Brighton, CO 80602

Original Note Amt: \$510,400.00 **LoanType:** FNMA **Interest Rate:** 4
Current Amount: \$478,988.79 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
Current Owner: Kelly Scott-Kitzman,Ryan Kitzman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cherry Creek
Mortgage CO., Inc.
Grantor (Borrower On Deed of Trust) Ryan Kitzman and Kelly Scott-Kitzman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 24CO00071-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480429

NED Date: 04/23/2024 **Reception #:** 2024000020897
Original Sale Date: 08/21/2024
Deed of Trust Date: 03/17/2006 **Recording Date:** 03/27/2006 **Reception #:** 20060327000306160
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 3, PERL-MACK MANOR THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2051 W 74th Ave, Denver, CO 80221

Original Note Amt: \$166,250.00 **LoanType:** Conventional **Interest Rate:** 6.5
Current Amount: \$118,665.37 **As Of:** 12/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION , as Trustee for Mortgage Pass-Through Certificates, MLMI Series 2006-A4
Current Owner: Levi Reiswig
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Levi Reiswig AND Maria Reiswig

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-025033 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480430

NED Date: 04/23/2024 **Reception #:** 2024000021079
Original Sale Date: 08/21/2024
Deed of Trust Date: 03/20/2017 **Recording Date:** 03/27/2017 **Reception #:** 2017000026386
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 3, Valente's Subdivision, County of Adams, State of Colorado.

Address: 7795 Perry Place, Westminster, CO 80030

Original Note Amt: \$102,500.00 **LoanType:** Unknown **Interest Rate:** 4.375
Current Amount: \$73,691.01 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Rebecca S. Beilman AND Tony L. Beilman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ditech Financial LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Tony L. Beilman, a Married Man, joined by his non-borrowing spouse, Rebecca S. Beilman.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

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

Attorney File Number: CO22134 **Phone:** (303)274-0155 **Fax:** (303)274-0159