

Notices of Election and Demand Filed in Adams County

From April 25, 2024 Through April 25, 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: A202480433

NED Date: 04/25/2024 **Reception #:** 2024000021521
Original Sale Date: 08/28/2024
Deed of Trust Date: 09/28/2020 **Recording Date:** 10/02/2020 **Reception #:** 2020000100446
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 1, PLATTE RIVER RANCH FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1090 Quail Circle, Brighton, CO 80601

Original Note Amt: \$322,810.00 **LoanType:** Unknown **Interest Rate:** 2.800
Current Amount: \$302,552.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Kirk Russell and Natty Russell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for TBK Bank, SSB, its successors and assigns
Grantor (Borrower On Deed of Trust): Kirk Russell and Natty Russell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/04/2024
Last Publication Date: 08/01/2024

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

Attorney File Number: CO23124 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480434

NED Date: 04/25/2024 **Reception #:** 2024000021525
Original Sale Date: 08/28/2024
Deed of Trust Date: 12/29/2021 **Recording Date:** 01/04/2022 **Reception #:** 2022000000868
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 3, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182124304017

Address: 4427 N. Quemoy Street, Aurora, CO 80019-3626

Original Note Amt: \$501,014.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$481,594.29 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Dillas, Makita, M, Williams, Robert, D
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Makita M Dillas AND Robert D Williams

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/04/2024
Last Publication Date: 08/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032214 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480435

NED Date: 04/25/2024 **Reception #:** 2024000021526
Original Sale Date: 08/28/2024
Deed of Trust Date: 08/29/2017 **Recording Date:** 08/30/2017 **Reception #:** 2017000076059
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN #: 0182504110013

Address: 6952 Mariposa St, Denver, CO 80221

Original Note Amt: \$246,947.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$217,810.98 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Shawn Ornelas
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Shawn Ornelas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/04/2024
Last Publication Date: 08/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032195 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480436

NED Date: 04/25/2024 **Reception #:** 2024000021522
Original Sale Date: 08/28/2024
Deed of Trust Date: 01/19/2007 **Recording Date:** 01/24/2007 **Reception #:** 2007000008662
Re-Recording Date 05/12/2010 **Re-Recorded #:** 2010000031459

Legal: LOT 20, BLOCK 23, CORONADO SUBDIVISION SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 8/11/2008 AT RECEPTION NO. 2008000064448 TO
ADD THE LEGAL DESCRIPTION.

Address: 8137 LAFAYETTE STREET, DENVER, CO 80229

Original Note Amt: \$108,369.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$72,421.02 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Price, Cynthia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Cynthia Price

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/04/2024
Last Publication Date: 08/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 14-004152 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480437

NED Date: 04/25/2024

Reception #: 2024000021632

Original Sale Date: 08/28/2024

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: \$348,736.86

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:** 07/04/2024

Last Publication Date: 08/01/2024

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

Attorney File Number: CO23106

Phone: (303)274-0155

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