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: A202480431

NED Date: 04/25/2024 Reception #: 2024000021524

Original Sale Date: 08/28/2024

2019000061088 **Recording Date:** 07/31/2019 Reception #: **Deed of Trust Date:** 07/30/2019

> Re-Recorded #: **Re-Recording Date**

Legal: LOT ONE (1), BLOCK ONE (1), THE TICHY SUBDIVISION NO. 1, SECOND FILING, EXCEPT THE SOUTH 2.5

FEET CONVEYED TO COMMERCE CITY BY DEED RECORDED 09/30/1974 IN BOOK 1956 AT PAGE 162, RECEPTION NO.

A057398, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL NUMBER: 01823-06-4-01-001

Address: 5401 E 67th Pl, Commerce City, CO 80022

4.875 **Original Note Amt:** \$274,928.00 LoanType: **FHA Interest Rate: Current Amount:** As Of: 12/01/2023 \$255,814.08 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Vargas, Octavio, Manuel

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR **Grantee (Lender On Deed of Trust):**

NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Octavio Manuel Vargas

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: 24-032196 Phone: (303)706-9990 Fax: (303)706-9994

A202480432 **Foreclosure Number:**

2024000021523 **NED Date:** 04/25/2024 Reception #:

Original Sale Date: 08/28/2024

Deed of Trust Date: 05/05/2008 **Recording Date:** 05/13/2008 Reception #: 2008000038565

> Re-Recorded #: **Re-Recording Date**

Legal: LOT 5, BLOCK 3, OBSERVATORY HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3726 W 80th Drive, Westminster, CO 80031

\$462,555.00 **FHA** 3.380 **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$320,605.55 As Of: Adjustable

Interest Type:

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: Joe A Manzanares and Terry L Manzanares

Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.

Grantor (Borrower On Deed of Trust) Joe A Manzanares and Terry L Manzanares

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

> **Last Publication Date:** 08/01/2024

McCarthy & Holthus, LLP Attorney for Beneficiary:

Attorney File Number: CO-24-987360-LL (877)369-6122 (186)689-47369 Phone:

From April 25, 2024 Through April 25, 2024

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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:\$322,810.00LoanType:UnknownInterest Rate:2.800Current Amount:\$302,552.34As 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 Beneficiaiy, 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:\$501,014.00Loan Type:FHAInterest Rate:3Current Amount:\$481,594.29As Of:12/01/2023Interest 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

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: 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:\$246,947.00LoanType:FHAInterest Rate:4.5Current Amount:\$217,810.98As Of:12/01/2023Interest 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:\$108,369.00LoanType:FHAInterest Rate:4.125Current Amount:\$72,421.02As Of:12/01/2023Interest 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

From April 25, 2024 Through April 25, 2024

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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:\$364,500.00LoanType:UnknownInterest Rate:3.625Current Amount:\$348,736.86As 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 **Fax:** (303)274-0159