Notices of Election and Demand Filed in Adams County

From April 30, 2024 Through April 30, 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: A202480438

NED Date: 04/30/2024 **Reception #:** 2024000022357

Original Sale Date: 08/28/2024

Deed of Trust Date: 10/31/2014 **Recording Date:** 11/03/2014 **Reception #:** 2014000076785

Re-Recording Date Re-Recorded #:

Legal: LOT 10, BLOCK 3, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9324 EAST 108Th PLACE, HENDERSON, CO 80640

Original Note Amt:\$223,100.00LoanType:UnknownInterest Rate:5.250Current Amount:\$222,338.86As Of:Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: SANDRA MARIE BLANKENSHIP ROEMER

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

CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) SANDRA MARIE BLANKENSHIP ROEMER

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: 18-019871 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480439

NED Date: 04/30/2024 **Reception #:** 2024000022358

Original Sale Date: 08/28/2024

Deed of Trust Date: 08/05/2022 **Recording Date:** 08/05/2022 **Reception #:** 2022000067226

Re-Recording Date Re-Recorded #:

Legal: LOT 15, BLOCK 1, NORTH LAWN GARDENS, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182505404019

Address: 2661 W 65th Place, Denver, CO 80221

Original Note Amt:\$500,762.00LoanType:FHAInterest Rate:6Current Amount:\$498,752.95As Of:02/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Paniagua, Roymer

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

CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Roymer Paniagua

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: 24-032258 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480440

NED Date: 04/30/2024 **Reception #:** 2024000022361

Original Sale Date: 08/28/2024

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:\$473,600.00LoanType:UnknownInterest Rate:6.000Current Amount:\$465,256.23As Of:Interest Type:Fixed

Current Lender (Beneficiary): Fitzsimons Credit Union

Current Owner: Sergio Alberto Armendariz Rodriguez

Grantee (Lender On Deed of Trust): MERS as nominee for Pivot Lending Group

Grantor (Borrower On Deed of Trust) Sergio Alberto Armendariz Rodriguez

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

Last Publication Date: 08/01/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80440 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202480441

NED Date: 04/30/2024 **Reception #:** 2024000022418

Original Sale Date: 08/28/2024

Deed of Trust Date: 05/03/2004 **Recording Date:** 05/19/2004 **Reception #:** 20040519000376950

Re-Recording Date Re-Recorded #:

Legal: LOT 4, BLOCK 15, AMHERST SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1980 W 132nd Avenue, Westminster, CO 80234

Original Note Amt: \$145,200.00 LoanType: Conventional Interest Rate: 5.5

Current Amount: \$71,116.50 As Of: 11/01/2023 Interest Type: Adjustable

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee for Credit Suisse First Boston

Mortgage Securities Corp. CSFB Mortgage-Backed Pass-Through Certificates, Series

2004-AR7

Current Owner: Brett Strong

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

CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Brett Strong

 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: 24-032001 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From April 30, 2024 Through April 30, 2024

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Foreclosure Number: A202480442

NED Date: 04/30/2024 Reception #: 2024000022460

Original Sale Date: 08/28/2024

Re-Recording Date Re-Recorded #:

Legal: See attached Legal Description

Address: 8747 Santa Fe Drive, Thornton, CO 80260

 Original Note Amt:
 \$201,875.00
 LoanType:
 FNMA
 Interest Rate:
 3.125

 Current Amount:
 \$208,285.74
 As Of:
 08/01/2023
 Interest Type:
 Fixed

Current Lender (Beneficiary): Aurora Financial Group, Inc.

Current Owner: Jacqueline M. Marquez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway

Independent Mortgage Corporation

Grantor (Borrower On Deed of Trust) Jacqueline M. Marquez

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

Last Publication Date: 08/01/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 24CO00155-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480443

NED Date: 04/30/2024 Reception #: 2024000022594

Original Sale Date: 08/28/2024

Deed of Trust Date: 06/08/2021 **Recording Date:** 06/09/2021 **Reception #:** 2021000069758

Re-Recording Date Re-Recorded #:

Legal: LOT 1, BLOCK 23, BUFFALO MESA SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED

FEBRUARY 13, 2003 AT RECEPTION NO. C1094594, FILE NO. 18, MAP NO. 849, COUNTY OF ADAMS, STATE OF

COLORADO.

APN #: 0172308307001

Address: 15890 East 106th Way, Commerce City, CO 80022

Original Note Amt:\$518,925.00LoanType:FHAInterest Rate:3Current Amount:\$495,981.72As Of:09/01/2023Interest Type:Fixed

Current Lender (Beneficiary): SERVBANK, SB

Current Owner: John Paul Rodriguez II AND Kristen Meghan Rodriguez

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

AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust)

John Paul Rodriguez II AND Kristen Meghan Rodriguez

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: 24-032293 **Phone:** (303)706-9990 **Fax:** (303)706-9994