

# Notices of Election and Demand Filed in Adams County

From May 21, 2024 Through May 21, 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:** A202480469

**NED Date:** 05/21/2024      **Reception #:** 2024000026881  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 01/31/2023      **Recording Date:** 02/01/2023      **Reception #:** 2023000005891  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 15, SINGLETREE AT D.I.A. SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 19406 E 58th Cir, Aurora, CO 80019

**Original Note Amt:** \$427,121.00      **LoanType:** FHA      **Interest Rate:** 6.25  
**Current Amount:** \$421,966.35      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Silvia M Cabrera Martinez AND Felipe A Curiel Zepeda  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Silvia M Cabrera Martinez AND Felipe A Curiel Zepeda

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/25/2024  
**Last Publication Date:** 08/22/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032337      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480470

**NED Date:** 05/21/2024      **Reception #:** 2024000026884  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 03/11/2016      **Recording Date:** 03/30/2016      **Reception #:** 2016000023456  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** BEGINNING 168.42 FEET NORTH AND 103.65 FEET WEST OF THE SOUTHEAST CORNER OF TRACTS 27 AND 28 THENCE WEST 150.35, THENCE NORTH 143.10 FEET, THENCE EAST 150.35 FEET, THENCE SOUTH 143.10 FEET TO THE POINT OF BEGINNING, ALTURA FARMS TRACT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 14880 East 21st Avenue, Aurora, CO 80011

**Original Note Amt:** \$153,000.00      **LoanType:** Unknown      **Interest Rate:** 4.000  
**Current Amount:** \$97,630.80      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.  
**Current Owner:** The Nyal Smith Trust  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nationstar Mortgage LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** James Nyal Smith

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/25/2024  
**Last Publication Date:** 08/22/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-968333-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

# Notices of Election and Demand Filed in Adams County

From May 21, 2024 Through May 21, 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:** A202480471

**NED Date:** 05/21/2024      **Reception #:** 2024000026885  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 06/14/2013      **Recording Date:** 06/17/2013      **Reception #:** 2013000051160  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 37, BLOCK 11, RESUBDIVISION OF PARCEL F, VILLAGE OF YORKSHIRE, A PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2147 East 103rd Avenue, Thornton, CO 80229

**Original Note Amt:** \$150,425.00      **LoanType:** FHA      **Interest Rate:** 7.25  
**Current Amount:** \$86,246.81      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Jodie L Knight  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First California Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Jodie L Knight

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/25/2024  
**Last Publication Date:** 08/22/2024

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

**Attorney File Number:** 24CO00126-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480472

**NED Date:** 05/21/2024      **Reception #:** 2024000026887  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 08/30/2022      **Recording Date:** 08/30/2022      **Reception #:** 2022000073712  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 3, LOCHBUIE CENTER, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 198 Chipeta Way, Lochbuie, CO 80603

**Original Note Amt:** \$524,110.00      **LoanType:** FHA      **Interest Rate:** 5.625  
**Current Amount:** \$515,423.99      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Joshua Aaron Graver  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Joshua Aaron Graver

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/25/2024  
**Last Publication Date:** 08/22/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032343      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From May 21, 2024 Through May 21, 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:** A202480473

**NED Date:** 05/21/2024

**Reception #:** 2024000026949

**Original Sale Date:** 09/18/2024

**Deed of Trust Date:** 04/29/2021

**Recording Date:** 05/04/2021

**Re-Recording Date**

**Reception #:** 2021000053730

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 2, VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4,  
COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 929 Morning Glory Road, Brighton, CO 80640

**Original Note Amt:** \$395,267.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$374,129.96

**As Of:** 01/01/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Whelan, Jaclyn

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Jaclyn Whelan

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 07/25/2024

**Last Publication Date:** 08/22/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032375

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202480474

**NED Date:** 05/21/2024

**Reception #:** 2024000026950

**Original Sale Date:** 09/18/2024

**Deed of Trust Date:** 07/29/2019

**Recording Date:** 08/01/2019

**Re-Recording Date**

**Reception #:** 2019000061609

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 6, HURON HEIGHTS FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11788 Delaware Court, Northglenn, CO 80234

**Original Note Amt:** \$343,660.00

**LoanType:** FHA

**Interest Rate:** 4.5

**Current Amount:** \$316,321.73

**As Of:** 01/01/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Sarvajcz, Deborah, Wells, Andre

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Andre Wells AND Deborah Sarvajcz

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 07/25/2024

**Last Publication Date:** 08/22/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 22-027643

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From May 21, 2024 Through May 21, 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:** A202480475

**NED Date:** 05/21/2024

**Reception #:** 2024000027031

**Original Sale Date:** 09/18/2024

**Deed of Trust Date:** 10/29/2019

**Recording Date:** 11/19/2019

**Reception #:** 2019000100226

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot Eight (8), Block Two (2), North Glenn, Twenty Fourth Filing, County of Adams, State of Colorado.

**Address:** 10547 Pompey Way, Northglenn, CO 80234

**Original Note Amt:** \$543,000.00

**LoanType:** FHA

**Interest Rate:** 3.581

**Current Amount:** \$101,944.87

**As Of:**

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Carrington Mortgage Services, LLC

**Current Owner:** Elna C. Curtis

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Advisors Group, its successor and assigns

**Grantor (Borrower On Deed of Trust)** Elna C. Curtis

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

**Last Publication Date:** 08/22/2024

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

**Attorney File Number:** CO23194

**Phone:** (303)274-0155

**Fax:** (303)274-0159