

# Notices of Election and Demand Filed in Adams County

From May 23, 2024 Through May 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:** A202480476

**NED Date:** 05/23/2024      **Reception #:** 2024000027435  
**Original Sale Date:** 09/25/2024  
**Deed of Trust Date:** 05/24/2006      **Recording Date:** 06/07/2006      **Reception #:** 20060607000585000  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 86, BLOCK 3, ARLINGTON MEADOWS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6272 XAVIER STREET, ARVADA, CO 80003

**Original Note Amt:** \$220,000.00      **LoanType:** Unknown      **Interest Rate:** 7.990  
**Current Amount:** \$187,986.00      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** REO TRUST 2017-RPL1  
**Current Owner:** DAVID C. SANDOVAL AND VALERIE M. SANDOVAL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.  
**Grantor (Borrower On Deed of Trust)** DAVID C. SANDOVAL AND VALERIE M. SANDOVAL

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/01/2024  
**Last Publication Date:** 08/29/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010086346      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480477

**NED Date:** 05/23/2024      **Reception #:** 2024000027436  
**Original Sale Date:** 09/25/2024  
**Deed of Trust Date:** 03/04/2022      **Recording Date:** 03/08/2022      **Reception #:** 2022000020523  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 5, PENRITH PARK AMENDMENT #2, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 215 YELLOWTAIL STREET, BENNETT, CO 80102

**Original Note Amt:** \$471,310.00      **LoanType:** Unknown      **Interest Rate:** 2.750  
**Current Amount:** \$454,003.29      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** IVAN HERNANDEZ AND ITZEL HERNANDEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.  
**Grantor (Borrower On Deed of Trust)** IVAN HERNANDEZ AND ITZEL HERNANDEZ

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 08/02/2024  
**Last Publication Date:** 08/30/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010150159      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202480478

**NED Date:** 05/23/2024

**Reception #:** 2024000027438

**Original Sale Date:** 09/25/2024

**Deed of Trust Date:** 09/29/2017

**Recording Date:** 10/04/2017

**Reception #:** 2017000087231

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 45, PERL-MACK MANOR, SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7738 QUIVAS ST, DENVER, CO 80221

**Original Note Amt:** \$260,200.00

**LoanType:** Unknown

**Interest Rate:** 4.0000

**Current Amount:** \$216,886.87

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** EDGAR I JACOV BOCANEGRA

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

**Grantor (Borrower On Deed of Trust)** EDGAR I JACOV BOCANEGRA

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

**Last Publication Date:** 08/29/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

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