

Notices of Election and Demand Filed in Adams County

From May 07, 2024 Through May 07, 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: A202480444

NED Date: 05/07/2024 **Reception #:** 2024000024035
Original Sale Date: 08/28/2024
Deed of Trust Date: 07/28/2005 **Recording Date:** 08/04/2005 **Reception #:** 20050804000830800
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 3, HURON CROSSING SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 434 West 116th Avenue, Northglenn, CO 80234

Original Note Amt: \$180,000.00 **LoanType:** Unknown **Interest Rate:** 5.850
Current Amount: \$195,678.17 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1
Current Owner: Mugada Secret and Marci Sullivan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lenders Direct Capital Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Mugada Secret and Marci Sullivan

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

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

Attorney File Number: CO23087 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480445

NED Date: 05/07/2024 **Reception #:** 2024000024036
Original Sale Date: 08/28/2024
Deed of Trust Date: 12/17/2021 **Recording Date:** 12/21/2021 **Reception #:** 2021000148007
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 9, BROMLEY PARK FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0156911103006

Address: 152 Pelican Avenue, Brighton, CO 80601

Original Note Amt: \$444,795.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$428,009.95 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Brit Ericson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Brit Ericson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032282 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480446

NED Date: 05/07/2024 **Reception #:** 2024000024040
Original Sale Date: 08/28/2024
Deed of Trust Date: 05/03/2019 **Recording Date:** 05/07/2019 **Reception #:** 2019000034119
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 4, TURNBERRY FILING NO. 1, AS PER THE PLAT RECORDED JUNE 30, 2005, UNDER RECEPTION NO. 20050630000693950, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13124 E 109th Place, Commerce City, CO 80022

Original Note Amt: \$403,800.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$376,158.11 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Luis Armando Macias Munoz AND Ruben Arturo Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): RUBEN ARTURO MARTINEZ AND LUIS ARMANDO MACIAS MUNOZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032222 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480447

NED Date: 05/07/2024 **Reception #:** 2024000024160
Original Sale Date: 08/28/2024
Deed of Trust Date: 07/16/2021 **Recording Date:** 07/29/2021 **Reception #:** 2021000090660
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, HIGH POINTE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10086 FRASER STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$580,000.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$560,803.41 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: XING LIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust): XING LIN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010105468 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480448

NED Date: 05/07/2024 **Reception #:** 2024000024161
Original Sale Date: 08/28/2024
Deed of Trust Date: 01/12/2010 **Recording Date:** 01/28/2010 **Reception #:** 2010000005662
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 4, QUAIL CROSSING SUBDIVISION, FILING NO. 1, SECOND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1264 West 133rd Circle, Westminster, CO 80234

Original Note Amt: \$214,404.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$156,720.20 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: John Toops
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pinnacle Mortgage Group Inc.
Grantor (Borrower On Deed of Trust) John Toops

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

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

Attorney File Number: 24CO00192-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480449

NED Date: 05/07/2024 **Reception #:** 2024000024164
Original Sale Date: 08/28/2024
Deed of Trust Date: 10/16/2019 **Recording Date:** 10/16/2019 **Reception #:** 2019000089076
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 9, NORFOLK GLEN, COUNTY OF ADAMS, STATE OF COLORADO

Address: 15969 E 18TH PL, AURORA, CO 80011-4709

Original Note Amt: \$318,250.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$293,860.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: MICHAEL ARMSTRONG
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC.
Grantor (Borrower On Deed of Trust) MICHAEL ARMSTRONG

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010135234 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480450

NED Date: 05/07/2024

Reception #: 2024000024165

Original Sale Date: 08/28/2024

Deed of Trust Date: 11/16/2022

Recording Date: 11/29/2022

Reception #: 2022000093783

Re-Recording Date

Re-Recorded #:

Legal: LOTS 13 AND 14 AND THE NORTH 2 FEET OF LOT 15, BLOCK 48, AURORA, EXCEPT THE REAR 8 FEET THEREOF,
COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1644 HANOVER ST, AURORA, CO 80010

Original Note Amt: \$920,500.00

LoanType: Unknown

Interest Rate: 9.500

Current Amount: \$920,500.00

As Of:

Interest Type: Fixed

| | |
|--|---|
| Current Lender (Beneficiary): | INDIANA GENERAL INVESTMENT TRUST |
| Current Owner: | 1644 HANOVER LLC, A COLORADO LIMITED LIABILITY COMPANY |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MBOC, INC. |
| Grantor (Borrower On Deed of Trust) | 1644 HANOVER LLC, A COLORADO LIMITED LIABILITY COMPANY |

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/11/2024

Last Publication Date: 08/08/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010082535

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Foreclosure Number: A202480451

NED Date: 05/07/2024

Reception #: 2024000024183

Original Sale Date: 08/28/2024

Deed of Trust Date: 08/19/2020

Recording Date: 08/25/2020

Reception #: 2020000082378

Re-Recording Date

Re-Recorded #:

Legal: LOT 39B, UNIT B, TOGETHER WITH GARAGE UNIT B, TOWNHOME MAP BALBOA PARK, ACCORDING TO THE MAP RECORDED JANUARY 12, 2001 UNDER RECEPTION NO. C0750953, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171926418042

Address: 2237 Coronado Parkway North #B, Denver, CO 80229

Original Note Amt: \$236,634.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$221,088.04

As Of: 12/01/2023

Interest Type: Fixed

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|--|--|
| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | Stephanie R Kilpatrick AND Nicholas P Maestas |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS |
| Grantor (Borrower On Deed of Trust) | Stephanie R Kilpatrick AND Nicholas P Maestas |

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024

Last Publication Date: 08/08/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032191

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480452

NED Date: 05/07/2024 **Reception #:** 2024000024187
Original Sale Date: 08/28/2024
Deed of Trust Date: 08/03/2016 **Recording Date:** 08/04/2016 **Reception #:** 2016000063178
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 9, COUNTRY MEADOWS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7481 Winona Court, Westminster, CO 80030

Original Note Amt: \$230,743.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$199,720.63 **As Of:** 12/01/2023 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032285 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480453

NED Date: 05/07/2024 **Reception #:** 2024000024189
Original Sale Date: 08/28/2024
Deed of Trust Date: 03/02/2023 **Recording Date:** 03/15/2023 **Reception #:** 2023000013580
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 53.49 FEET OF LOT 5, BLOCK 3, NYLIN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6360 Poplar Street, Commerce City, CO 80022

Original Note Amt: \$340,000.00 **LoanType:** FHLMC **Interest Rate:** 6.875
Current Amount: \$338,555.32 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Selene Finance, LP
Current Owner: Demetrio Campuzano Rodriguez, Gerardo Campuzano Lozano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for OCMBC, Inc.
Grantor (Borrower On Deed of Trust) Gerardo Campuzano Lozano and Demetrio Campuzano Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

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

Attorney File Number: 24CO00101-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480454

NED Date: 05/07/2024 **Reception #:** 2024000024231
Original Sale Date: 08/28/2024
Deed of Trust Date: 04/26/2019 **Recording Date:** 04/30/2019 **Reception #:** 2019000031590
Re-Recording Date **Re-Recorded #:**

Legal: Lot 71, Reunion Filing No. 23, City of Commerce City, County of Adams, State of Colorado, according to the recorded plat thereof.

Address: 17152 E 110th Pl, Commerce City, CO 80022

Original Note Amt: \$454,073.00 **LoanType:** FHA **Interest Rate:** 4.2500
Current Amount: \$477,029.45 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Carlos Santillanes and Bernadette Santillanes
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Carlos Santillanes and Bernadette Santillanes

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

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

Attorney File Number: CO23127 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480455

NED Date: 05/07/2024 **Reception #:** 2024000024232
Original Sale Date: 08/28/2024
Deed of Trust Date: 04/25/2017 **Recording Date:** 05/05/2017 **Reception #:** 2017000039349
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, EAGLE CREEK FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10756 E 96TH PL, COMMERCE CITY, CO 80022-9408

Original Note Amt: \$257,450.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$223,698.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner: RICHARD KEITH CLISE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust) RICHARD KEITH CLISE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/11/2024
Last Publication Date: 08/08/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010129104 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480458

NED Date: 05/07/2024

Reception #: 2024000024283

Original Sale Date: 08/28/2024

Deed of Trust Date: 06/29/2021

Recording Date: 07/08/2021

Reception #: 2021000082132

Re-Recording Date

Re-Recorded #:

Legal: Lot 22, Block 3, HKS Addition, County of Adams, State of Colorado.

Address: 833 South 13th Avenue, Brighton, CO 80601-3307

Original Note Amt: \$233,000.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$226,065.06

As Of:

Interest Type: Fixed

| | |
|--|---|
| Current Lender (Beneficiary): | NewRez LLC d/b/a Shellpoint Mortgage Servicing |
| Current Owner: | Gerard Gonzales |
| Grantee (Lender On Deed of Trust): | Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns |
| Grantor (Borrower On Deed of Trust) | Gerard Gonzales |

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/11/2024

Last Publication Date: 08/08/2024

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

Attorney File Number: CO23186

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