

Notices of Election and Demand Filed in Adams County

From May 09, 2024 Through May 09, 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: A202480459

NED Date: 05/09/2024 **Reception #:** 2024000024613
Original Sale Date: 09/11/2024
Deed of Trust Date: 09/27/2018 **Recording Date:** 10/05/2018 **Reception #:** 2018000081352
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 16, CUNDALL FARMS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 15878 Clayton Street, Thornton, CO 80602

Original Note Amt: \$18,000.00 **LoanType:** Conventional **Interest Rate:** 14.25
Current Amount: \$17,924.47 **As Of:** 10/29/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Olivia Saenz AND Jeremy M. Stevens
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Olivia Saenz AND Jeremy M. Stevens

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024
Last Publication Date: 08/15/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-031957 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480460

NED Date: 05/09/2024 **Reception #:** 2024000024617
Original Sale Date: 09/11/2024
Deed of Trust Date: 06/18/2021 **Recording Date:** 06/22/2021 **Reception #:** 2021000075054
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 19, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 498 Hayloft Way, Brighton, CO 80601

Original Note Amt: \$391,483.00 **LoanType:** **Interest Rate:**
Current Amount: \$372,651.06 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Armando P Cisneros
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, a California Limited Liability Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Armando P Cisneros

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024
Last Publication Date: 08/15/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-989058-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480461

NED Date: 05/09/2024 **Reception #:** 2024000024664
Original Sale Date: 09/11/2024
Deed of Trust Date: 01/18/2007 **Recording Date:** 02/07/2007 **Reception #:** 2007000013666
Re-Recording Date **Re-Recorded #:**

Legal: LOT 48, BLOCK 1, QUAIL CROSSING SUBDIVISION, FILING NO. 1, SECOND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

**NOTARY CORRECTION AFFIDAVIT RECORDED ON 2/14/2008 AT RECEPTION NO. 2008000011794.

Address: 1494 West 132nd Pl, Westminster, CO 80234

Original Note Amt: \$47,375.00 **LoanType:** Conventional **Interest Rate:** 5
Current Amount: \$43,529.86 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, as Collateral Trust Trustee for FirstKey Master Funding 2021-A Collateral Trust
Current Owner: LYLE VERNON WESSEL AND ROBERTA JO WESSEL
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) Arnold W. Wessel AND Sharon K. Wessel

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024
Last Publication Date: 08/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032187 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480462

NED Date: 05/09/2024 **Reception #:** 2024000024738
Original Sale Date: 09/11/2024
Deed of Trust Date: 09/26/2005 **Recording Date:** 09/29/2005 **Reception #:** 20050929001066460
Re-Recording Date **Re-Recorded #:**

Legal: LOT 40, BLOCK 1, PERL-MACK MANOR TENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: For informational purposes, 7204 Santa Fe Dr., Denver, CO 80221

Original Note Amt: \$29,472.72 **LoanType:** Unknown **Interest Rate:** 12.14
Current Amount: \$28,786.61 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CSMC 2021-JR1 Trust
Current Owner: Cassidi P. Martinez and Guillermo Ortiz, Jr.
Grantee (Lender On Deed of Trust): Beneficial Mortgage Co. of Colorado
Grantor (Borrower On Deed of Trust) Cassidi P. Martinez and Guillermo Ortiz, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/18/2024
Last Publication Date: 08/15/2024

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

Attorney File Number: CO22642 **Phone:** (303)274-0155 **Fax:** (303)274-0159