

Notices of Election and Demand Filed in Adams County

From June 13, 2024 Through June 13, 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: A202480505

NED Date: 06/13/2024 **Reception #:** 2024000031731
Original Sale Date: 10/16/2024
Deed of Trust Date: 12/27/2021 **Recording Date:** 01/05/2022 **Reception #:** 2022000001250
Re-Recording Date **Re-Recorded #:**

Legal: Lot 46, Reunion Filing No. 1, County of Adams, State of Colorado.

Address: 10452 East Telluride Court, Commerce City, CO 80022-0513

Original Note Amt: \$430,402.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$415,276.51 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: James Michael Finnegan
Grantee (Lender On Deed of Trust): Mortgage Electronic Recording Systems, Inc., as beneficiary, as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust): James Michael Finnegan

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

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

Attorney File Number: 24CO00241-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480506

NED Date: 06/13/2024 **Reception #:** 2024000031733
Original Sale Date: 10/01/2024
Deed of Trust Date: 08/26/2019 **Recording Date:** 09/03/2019 **Reception #:** 2019000072886
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, SILVER SPRINGS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10700 E 151st Pl, Brighton, CO 80602-7462

Original Note Amt: \$557,590.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$524,326.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Tony Gene Italiano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Tony Gene Italiano

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/08/2024
Last Publication Date: 09/05/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-991431-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480507

NED Date: 06/13/2024 **Reception #:** 2024000031784
Original Sale Date: 10/16/2024
Deed of Trust Date: 11/15/2022 **Recording Date:** 11/17/2022 **Reception #:** 2022000091735
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 49, BLOCK 1, FOX RUN SUBDIVISION FILING NO. 9, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2434 E 110th Pl, Northglenn, CO 80233-4653

Original Note Amt: \$413,250.00 **LoanType:** Conventional **Interest Rate:** 7.5
Current Amount: \$409,769.02 **As Of:** 12/01/2023 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032497 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480508

NED Date: 06/13/2024 **Reception #:** 2024000031783
Original Sale Date: 10/16/2024
Deed of Trust Date: 08/25/2020 **Recording Date:** 08/27/2020 **Reception #:** 2020000084411
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 1, EXPLORADOR VISTA, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171935224018

Address: 1021 Downing Way, Denver, CO 80229

Original Note Amt: \$365,000.00 **LoanType:** VA **Interest Rate:** 2.875
Current Amount: \$272,347.52 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK UNITED N.A.
Current Owner: Gonzalez, Wendy, Elizabeth
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CARRINGTON MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Wendy Elizabeth Gonzalez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031311 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480509

NED Date: 06/13/2024 **Reception #:** 2024000031849
Original Sale Date: 10/16/2024
Deed of Trust Date: 09/17/2014 **Recording Date:** 09/22/2014 **Reception #:** 2014000064259
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 182, STEWART SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1662 Macon Street, Aurora, CO 80010

Original Note Amt: \$166,920.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: \$137,097.57 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Angel Flores Fierros
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for SecurityNational Mortgage Company, a Utah Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Angel Flores Fierros

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-991552-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480510

NED Date: 06/13/2024 **Reception #:** 2024000031863
Original Sale Date: 10/16/2024
Deed of Trust Date: 08/30/2007 **Recording Date:** 09/06/2007 **Reception #:** 2007000085144
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 5, MALCOM'S SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 155 NORTH 5TH AVENUE, BRIGHTON, CO 80601

Original Note Amt: \$196,200.00 **LoanType:** Unknown **Interest Rate:** 8.990
Current Amount: \$226,780.70 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
Current Owner: MARCELINO VAZQUEZ AND LAURA VAZQUEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WILMINGTON FINANCE INC.
Grantor (Borrower On Deed of Trust) MARCELINO VAZQUEZ AND LAURA VAZQUEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010161776 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480511

NED Date: 06/13/2024 **Reception #:** 2024000031868
Original Sale Date: 10/16/2024
Deed of Trust Date: 05/26/2021 **Recording Date:** 05/28/2021 **Reception #:** 2021000064989
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 18, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS RECEPTION NO. 2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 21372 E 60th Place, Aurora, CO 80019

Original Note Amt: \$401,690.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$382,895.08 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Edith Efe Toweh
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for KBHS Home Loans, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Edith Efe Toweh

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-991150-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480512

NED Date: 06/13/2024 **Reception #:** 2024000031897
Original Sale Date: 10/16/2024
Deed of Trust Date: 07/16/2018 **Recording Date:** 07/17/2018 **Reception #:** 2018000057364
Re-Recording Date **Re-Recorded #:**

Legal: Lot 17, Block 10, River Oaks Subdivision, County of Adams, State of Colorado.

Address: 11032 Newark St, Commerce City, CO 80640

Original Note Amt: \$358,388.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$326,753.49 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Nicholas L. Hoffman and Tara L. Hoffman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Nicholas L. Hoffman and Tara L. Hoffman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

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

Attorney File Number: 81487 **Phone:** (303)274-0155 **Fax:** (303)274-0159