

Notices of Election and Demand Filed in Adams County

From June 20, 2024 Through June 20, 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: A202480515

NED Date: 06/20/2024

Reception #: 2024000033163

Original Sale Date: 10/23/2024

Deed of Trust Date: 11/18/2016

Recording Date: 11/29/2016

Reception #: 2016000102652*

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN: 0157322000025

*AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 6/6/2024 AT RECEPTION NO. 2024000030517 TO CORRECT THE LEGAL.

Address: 14201 Washington Street, Broomfield, CO 80023

Original Note Amt: \$922,500.00

LoanType: FHA

Interest Rate: 7.861

Current Amount: \$367,119.10

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC

Current Owner: Gary E. Ohlendorf AND Judith L. Loper

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) Gary E. Ohlendorf AND Judith L. Loper

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

Last Publication Date: 09/26/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032458

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480516

NED Date: 06/20/2024 **Reception #:** 2024000033167
Original Sale Date: 10/23/2024
Deed of Trust Date: 05/09/2023 **Recording Date:** 05/16/2023 **Reception #:** 2023000027386
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 34, RIVER VALLEY VILLAGE SUBDIVISION, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9788 Cherry Lane, Thornton, CO 80229-3498

Original Note Amt: \$412,250.00 **LoanType:** Unknown **Interest Rate:** 6.490
Current Amount: \$409,523.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): UMB Bank, N.A.
Current Owner: Neyton L. Hernandez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for UMB Bank, N.A., its successors and assigns
Grantor (Borrower On Deed of Trust) Neyton L. Hernandez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/29/2024
Last Publication Date: 09/26/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 10058.0107 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202480517

NED Date: 06/20/2024 **Reception #:** 2024000033169
Original Sale Date: 10/23/2024
Deed of Trust Date: 09/27/2018 **Recording Date:** 10/01/2018 **Reception #:** 2018000079227
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 11, LINDEN FILING NO. 1, AMENDMENT NO. 1, AS AMENDED BY PLAT CORRECTION RECORDED AUGUST 05, 2004 AT RECEPTION NO. 20040805000727630, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10691 RACINE STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$402,573.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$368,088.57 **As Of:** 02/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Saibatalov, Denis
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Denis Saibatalov

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/29/2024
Last Publication Date: 09/26/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-024784 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480518

NED Date: 06/20/2024 **Reception #:** 2024000033172
Original Sale Date: 10/23/2024
Deed of Trust Date: 02/27/2019 **Recording Date:** 02/27/2019 **Reception #:** 2019000014393
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 6, AMENDED PLAT OF ADAMS HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0182306306027

Address: 6595 Albion Street, Commerce City, CO 80022

Original Note Amt: \$235,653.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$217,840.52 **As Of:** 02/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Robert J. Parish
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Robert J. Parish

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/29/2024
Last Publication Date: 09/26/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032553 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480519

NED Date: 06/20/2024 **Reception #:** 2024000033173
Original Sale Date: 10/23/2024
Deed of Trust Date: 06/27/2022 **Recording Date:** 07/01/2022 **Reception #:** 2022000057748
Re-Recording Date: **Re-Recorded #:**

Legal: LOT EIGHT (8), BLOCK THIRTY-TWO (32), OF BLOCKS 30, 31, 32, 33, 34 OF THORNTON, COLORADO, COUNTY OF
ADAMS, STATE OF COLORADO.

Address: 2161 Oak Pl, Thornton, CO 80229-4603

Original Note Amt: \$75,000.00 **LoanType:** Unknown **Interest Rate:** 6.250
Current Amount: \$74,984.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Premier Members Credit Union
Current Owner: Todd Breeze and Lindsay Breeze
Grantee (Lender On Deed of Trust): Premier Members Credit Union
Grantor (Borrower On Deed of Trust) Todd Breeze, Lindsay Breeze

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/29/2024
Last Publication Date: 09/26/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80519 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202480520

NED Date: 06/20/2024

Reception #: 2024000033199

Original Sale Date: 10/23/2024

Deed of Trust Date: 10/08/2022

Recording Date: 10/14/2022

Reception #: 2022000084557

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 71, OF BLOCKS 71 AND 72 OF THORNTON, COLORADO.

Address: 2660 EPPINGER BLVD, THORNTON, CO 80229-8113

Original Note Amt: \$212,000.00

LoanType: Unknown

Interest Rate: 5.625

Current Amount: \$208,701.69

As Of:

Interest Type: Fixed

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

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

Last Publication Date: 09/26/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010173904

Phone: (303)350-3711

Fax: (303)813-1107