

Notices of Election and Demand Filed in Adams County

From June 25, 2024 Through June 25, 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: A202279045 **Restarted**

NED Date: 06/25/2024 **Reception #:** 2024000033927
Original Sale Date: 10/23/2024
Deed of Trust Date: 06/22/2019 **Recording Date:** 06/27/2019 **Reception #:** 2019000050053
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 3, FRONTERRA VILLAGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10191 Joplin St, Commerce City, CO 80022

Original Note Amt: \$282,658.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$277,078.68 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Cyd Cheree Krause
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for WEI Mortgage LLC, a Wholly-Owned Subsidiary of Archome LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Cyd Cheree Krause

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

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

Attorney File Number: CO11480 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480521

NED Date: 06/25/2024 **Reception #:** 2024000033928
Original Sale Date: 10/23/2024
Deed of Trust Date: 01/31/2014 **Recording Date:** 02/03/2014 **Reception #:** 2014000006981
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 14, RESUBDIVISION OF LOTS 14 AND 16 GREENWOOD, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2220 W Moffat Pl, Denver, CO 80221-1443

Original Note Amt: \$166,250.00 **LoanType:** Unknown **Interest Rate:** 5.000
Current Amount: \$138,784.86 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Adolfo Sparacino
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Van Dyk Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Clinton Eisworth

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

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

Attorney File Number: CO23309 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480522

NED Date: 06/25/2024 **Reception #:** 2024000033930
Original Sale Date: 10/23/2024
Deed of Trust Date: 10/31/2018 **Recording Date:** 10/31/2018 **Reception #:** 2018000088251
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 2, KIDDER'S AND SCHOONMAKER'S ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Address: 60 N. 10th Avenue, Brighton, CO 80601-1808

Original Note Amt: \$235,653.00 **LoanType:** Unknown **Interest Rate:** 4.250
Current Amount: \$211,815.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Owner: Armando Garcia Zepeda
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A.
Grantor (Borrower On Deed of Trust) Armando Garcia Zepeda

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

Attorney for Beneficiary: Taherzadeh, PLLC

Attorney File Number: 80522 **Phone:** (469)729-6800 **Fax:** (469)828-2772

Foreclosure Number: A202480523

NED Date: 06/25/2024 **Reception #:** 2024000033929
Original Sale Date: 10/23/2024
Deed of Trust Date: 09/03/2021 **Recording Date:** 09/08/2021 **Reception #:** 2021000105871
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 5, HIGH POINT AT DIA SUBDIVISION FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6098 NORTH HALIFAX COURT, AURORA, CO 80019

Original Note Amt: \$544,539.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$521,896.75 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): M&T BANK
Current Owner: CHARLES O SUNDSTROM AND TERESA A SUNDSTROM
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHURCHILL MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) CHARLES O SUNDSTROM AND TERESA A SUNDSTROM

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: 00000010175396 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480524

NED Date: 06/25/2024 **Reception #:** 2024000033931
Original Sale Date: 10/23/2024
Deed of Trust Date: 06/16/2023 **Recording Date:** 06/16/2023 **Reception #:** 2023000034238
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 181, REUNION FILING NO. 37, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16445 E 110th Ave, Commerce City, CO 80022-6229

Original Note Amt: \$702,049.00 **LoanType:** FHA **Interest Rate:** 4.990
Current Amount: \$697,788.18 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Juan A. Salazar and Ludibeth Salazar
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nest Home Lending, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Juan A. Salazar and Ludibeth Salazar

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

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

Attorney File Number: CO23284 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480525

NED Date: 06/25/2024 **Reception #:** 2024000033933
Original Sale Date: 10/23/2024
Deed of Trust Date: 07/27/2015 **Recording Date:** 08/03/2015 **Reception #:** 2015000063089
Re-Recording Date: **Re-Recorded #:**

Legal: LOT9, BLOCK 4, MILLS SUBDIVISON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1903 Biscay St, Aurora, CO 80011

Original Note Amt: \$228,000.00 **LoanType:** Unknown **Interest Rate:** 4.875
Current Amount: \$229,392.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Jose T. Manibusan Jr and Francine T.R. Manibusan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Envoy Mortgage, Ltd., its successors and assigns
Grantor (Borrower On Deed of Trust): Jose T. Manibusan Jr and Francine T.R. Manibusan

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

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

Attorney File Number: CO11780 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480526

NED Date: 06/25/2024

Reception #: 2024000033932

Original Sale Date: 10/23/2024

Deed of Trust Date: 12/17/2004

Recording Date: 12/21/2004

Reception #: 20041221001297240

Re-Recording Date

Re-Recorded #:

Legal: LOT 33, BLOCK 11, SHAW HEIGHTS - BLOCKS 5, 6, 7, 8, 9, 10, 11 AND PORTIONS OF 20, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3720 W 85th Ave, Westminster, CO 80031

Original Note Amt: \$162,450.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$142,505.61

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Micky E Sanchez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Irwin Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Micky E Sanchez

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

Last Publication Date: 09/26/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-991953-LL

Phone: (877)369-6122

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