

# Notices of Election and Demand Filed in Adams County

From July 02, 2024 Through July 02, 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:** A202480530

**NED Date:** 07/02/2024      **Reception #:** 2024000035800  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 11/17/2020      **Recording Date:** 11/18/2020      **Reception #:** 2020000119986  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 14, SKYLINE VISTA FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7458 Canosa Court, Westminster, CO 80030

**Original Note Amt:** \$343,660.00      **LoanType:** FHA      **Interest Rate:** 2.875  
**Current Amount:** \$320,379.97      **As Of:** 02/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Michael Gipson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Michael Gipson

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/05/2024  
**Last Publication Date:** 10/03/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032580      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480531

**NED Date:** 07/02/2024      **Reception #:** 2024000035793  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 02/20/2018      **Recording Date:** 02/21/2018      **Reception #:** 2018000014497  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 3 AND 4, BLOCK 11, PETERSON SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 16060 E 35TH PL, AURORA, CO 80011

**Original Note Amt:** \$325,004.00      **LoanType:** FHA      **Interest Rate:** 4  
**Current Amount:** \$310,770.91      **As Of:** 09/01/2020      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** MARIA EVA ESCALERA TORRES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Jose R Mier Ortiz

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/05/2024  
**Last Publication Date:** 10/03/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 22-028117      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480532

**NED Date:** 07/02/2024      **Reception #:** 2024000035794  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 12/18/2018      **Recording Date:** 12/19/2018      **Reception #:** 2018000101245  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0172317318036

**Address:** 15612 E 96Th Way Unit #17-E, Commerce City, CO 80022

**Original Note Amt:** \$250,260.00      **LoanType:** PMI      **Interest Rate:** 5.5  
**Current Amount:** \$231,722.93      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Emily Blake Martens  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
EAGLE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Emily Blake Martens

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/05/2024  
**Last Publication Date:** 10/03/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032612      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480533

**NED Date:** 07/02/2024

**Reception #:** 2024000035803

**Original Sale Date:** 10/30/2024

**Deed of Trust Date:** 09/14/2019

**Recording Date:** 09/24/2019

**Reception #:** 2019000080257

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT NO. 28-20-BR-1, HILLCREST APARTMENT HOMES, ACCORDING TO THE FIRST SUPPLEMENT TO HILLCREST APARTMENT HOME CONDOMINIUM MAPS APPEARING IN THE RECORDS OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO IN BOOK PUD OF MAPS AT PAGE 45 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF "HILLCREST APARTMENT HOMES" APPEARING IN SUCH RECORDS IN BOOK 1771 AT PAGE 257 AND THE FIRST SUPPLEMENT THERETO RECORDED IN BOOK 1815 AT PAGE 181 AND THE SECOND SUPPLEMENT THERETO RECORDED IN BOOK 1860 AT PAGE 647 AND THE THIRD SUPPLEMENT THERETO RECORDED IN BOOK 1896 AT PAGE 339, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9772 APPLETREE PLACE, THORNTON, CO 80260

**Original Note Amt:** \$136,500.00

**LoanType:** Unknown

**Interest Rate:** 3.625

**Current Amount:** \$128,285.74

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC

**Current Owner:** DEREK VIGIL

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION

**Grantor (Borrower On Deed of Trust)** DEREK VIGIL

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

**Last Publication Date:** 10/03/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010180024

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** A202480534

**NED Date:** 07/02/2024

**Reception #:** 2024000035818

**Original Sale Date:** 10/30/2024

**Deed of Trust Date:** 10/02/2020

**Recording Date:** 10/06/2020

**Reception #:** 2020000101480

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 14, BLOCK 1, PLATTE RIVER RANCH FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 862 MACAW ST, BRIGHTON, CO 80601

**Original Note Amt:** \$307,330.00

**LoanType:** Unknown

**Interest Rate:** 3.0000

**Current Amount:** \$286,912.07

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION

**Current Owner:** TOI CHANTELL GILLIES

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION

**Grantor (Borrower On Deed of Trust)** TOI CHANTELL GILLIES

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

**Last Publication Date:** 10/03/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010186948

**Phone:** (303)350-3711

**Fax:** (303)813-1107