

Notices of Election and Demand Filed in Adams County

From August 01, 2024 Through August 01, 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: A202480577

NED Date: 08/01/2024 **Reception #:** 2024000041800
Original Sale Date: 12/04/2024
Deed of Trust Date: 09/26/2023 **Recording Date:** 10/05/2023 **Reception #:** 2023000056857
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 7, Victoria Heights West, Block Numbers 7, 8, 9 and 10, County of Adams, State of Colorado.

Address: 9960 Croke Dr., Northglenn, CO 80260-5632

Original Note Amt: \$625,000.00 **LoanType:** Unknown **Interest Rate:** .098630136986
Current Amount: \$615,466.70 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WBL SPO I, LLC
Current Owner: Heriberto Caloca
Grantee (Lender On Deed of Trust): World Business Lenders, LLC
Grantor (Borrower On Deed of Trust): Heriberto Caloca a/k/a Heriberto Eddie Caloca and County Wide Diesel Repair, Inc. and Eddie's Engine Service, LLC and Veronica Reynoso

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/10/2024
Last Publication Date: 11/07/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO23236 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480578

NED Date: 08/01/2024 **Reception #:** 2024000041801
Original Sale Date: 12/04/2024
Deed of Trust Date: 09/09/2022 **Recording Date:** 09/13/2022 **Reception #:** 2022000076521
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 1, 2, AND 3, EXCEPT THE SOUTH TWO (2) FEET OF THE SOUTH SIDE OF LOT 3, BLOCK 20, FIRST ADDITION TO THE TOWN OF BENNETT, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0181527205011

Address: 590 4th Street, Bennett, CO 80102

Original Note Amt: \$392,755.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$385,635.15 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Eduardo Soto Arvizo AND Felicia Ortiz-Duarte
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Eduardo Soto Arvizo AND Felicia Ortiz-Duarte

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 10/11/2024
Last Publication Date: 11/08/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-032709 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480579

NED Date: 08/01/2024 **Reception #:** 2024000041805
Original Sale Date: 12/04/2024
Deed of Trust Date: 06/02/2020 **Recording Date:** 06/04/2020 **Reception #:** 2020000050525
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 9, PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 2017000114002.

Address: 3014 Merlin Drive, Brighton, CO 80601

Original Note Amt: \$404,844.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$378,986.70 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Berenice Chavarria Torres AND Angelica Bustos
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Berenice Chavarria Torres AND Angelica Bustos

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/10/2024
Last Publication Date: 11/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032815 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480580

NED Date: 08/01/2024 **Reception #:** 2024000041802
Original Sale Date: 12/04/2024
Deed of Trust Date: 07/23/2020 **Recording Date:** 07/28/2020 **Reception #:** 2020000070604
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 2, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4856 Oxbow Drive, Brighton, CO 80601

Original Note Amt: \$421,229.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$339,921.06 **As Of:** 12/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Misty L Vieyra
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Misty L Vieyra

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/10/2024
Last Publication Date: 11/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027394 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480581

NED Date: 08/01/2024 **Reception #:** 2024000041803
Original Sale Date: 11/19/2024
Deed of Trust Date: 07/06/2007 **Recording Date:** 07/19/2007 **Reception #:** 2007000069097
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, RIVERDALE PEAKS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8745 E 127th Ct, Brighton, CO 80602-8111

Original Note Amt: \$1,750,000.00 **LoanType:** Unknown **Interest Rate:** 6.375
Current Amount: \$1,236,560.60 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): CSMC 2018-RPL4 Trust
Current Owner: James Thompson and Ling Thompson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Bank, FSB., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): James Thompson, and Ling Thompson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/26/2024
Last Publication Date: 10/24/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-990713-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480582

NED Date: 08/01/2024 **Reception #:** 2024000041806
Original Sale Date: 12/04/2024
Deed of Trust Date: 09/05/2023 **Recording Date:** 09/13/2023 **Reception #:** 2023000052272
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 4, WYNDEMERE SUBDIVISION, FILING NO, 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10615 ASH COURT, THORNTON, CO 80233-3916

Original Note Amt: \$410,000.00 **LoanType:** Unknown **Interest Rate:** 11.950
Current Amount: \$410,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LHOME MORTGAGE TRUST 2023-RTL3
Current Owner: MBP ENTERPRISES, INCORPORATED AND MICHAEL B PATTERSON
Grantee (Lender On Deed of Trust): KIAVI FUNDING, INC,
Grantor (Borrower On Deed of Trust): MBP ENTERPRISES, INCORPORATED, A COLORADO CORPORATION

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/10/2024
Last Publication Date: 11/07/2024

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48156816 **Phone:** (877)353-2146 X1017 **Fax:**

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Foreclosure Number: A202480583

NED Date: 08/01/2024 **Reception #:** 2024000041967
Original Sale Date: 12/04/2024
Deed of Trust Date: 01/08/2021 **Recording Date:** 01/15/2021 **Reception #:** 2021000005311
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, COTTONWOOD VISTA FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156908111006

Address: 365 S 23rd Ave, Brighton, CO 80601

Original Note Amt: \$402,573.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$295,900.55 **As Of:** 02/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Buschman, Christopher, Jackson, Mary
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) Mary Jackson AND Christopher Buschman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/10/2024
Last Publication Date: 11/07/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032820 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480584

NED Date: 08/01/2024 **Reception #:** 2024000041966
Original Sale Date: 12/04/2024
Deed of Trust Date: 07/27/2020 **Recording Date:** 07/29/2020 **Reception #:** 2020000072308
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 35, BLOCK 9, STAPLETON AURORA SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11137 EAST 25TH AVENUE, AURORA, CO 80010

Original Note Amt: \$394,250.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$369,165.59 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: ANDREW R CAMPBELL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust) ANDREW R CAMPBELL

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/10/2024
Last Publication Date: 11/07/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010201952 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: **A202480585**

NED Date: 08/01/2024	Reception #: 2024000041975	
Original Sale Date: 12/04/2024		
Deed of Trust Date: 12/11/2020	Recording Date: 12/15/2020	Reception #: 2020000131515
	Re-Recording Date	Re-Recorded #:

Legal: LOT 11, BLOCK 1, SUNSET RIDGE FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9460 MEADE ST, WESTMINSTER, CO 80031

Original Note Amt: \$456,577.00	LoanType: FHA	Interest Rate: 3.125
Current Amount: \$423,242.32	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	DAVID VIGIL AND EDGAR A PENA TORRES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC
Grantor (Borrower On Deed of Trust)	DAVID VIGIL AND EDGAR A PENA TORRES

Publication: Northglenn-Thornton Sentinel	First Publication Date: 10/10/2024	
	Last Publication Date: 11/07/2024	
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP		
Attorney File Number: 00000010204345	Phone: (303)350-3711	Fax: (303)813-1107

Foreclosure Number: **A202480586**

NED Date: 08/01/2024	Reception #: 2024000042030	
Original Sale Date: 12/04/2024		
Deed of Trust Date: 05/15/2018	Recording Date: 05/16/2018	Reception #: 2018000039569
	Re-Recording Date	Re-Recorded #:

Legal: LOT 100, REUNION FILING NO. 25, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11012 Sedalia Way, Commerce City, CO 80022

Original Note Amt: \$499,617.00	LoanType: FHA	Interest Rate: 4.625
Current Amount: \$447,889.55	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Curtis Love and Eric Love
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary. as nominee for Nationwide Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust)	Curtis Love and Eric Love

Publication: Northglenn-Thornton Sentinel	First Publication Date: 10/10/2024	
	Last Publication Date: 11/07/2024	
Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.		
Attorney File Number: CO22437	Phone: (303)274-0155	Fax: (303)274-0159