

Notices of Election and Demand Filed in Adams County

From August 22, 2024 Through August 22, 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: A202480619

NED Date: 08/22/2024 **Reception #:** 2024000045781
Original Sale Date: 12/18/2024
Deed of Trust Date: 11/12/2020 **Recording Date:** 11/24/2020 **Reception #:** 2020000121746
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7A, BLOCK 11, THE MORRISON SUBDIVISION FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2782 E 161st Place, Thornton, CO 80602

Original Note Amt: \$435,800.00 **LoanType:** Conventional **Interest Rate:** 2.875
Current Amount: \$407,111.06 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: John Carlo Dipetrillo AND Stacy Lynn Dipetrillo
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): John Carlo Dipetrillo AND Stacy Lynn Dipetrillo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032955 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480620

NED Date: 08/22/2024 **Reception #:** 2024000045782
Original Sale Date: 12/18/2024
Deed of Trust Date: 12/07/2018 **Recording Date:** 12/26/2018 **Reception #:** 2018000102746
Re-Recording Date **Re-Recorded #:**

Legal: LOT D, HODAPP AND BURDS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8105 Oneida Street, Commerce City, CO 80022

Original Note Amt: \$375,000.00 **LoanType:** Unknown **Interest Rate:** 6.250
Current Amount: \$248,286.31 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ANB Bank
Current Owner: JD Brighton Inc., a Colorado corporation
Grantee (Lender On Deed of Trust): ANB Bank
Grantor (Borrower On Deed of Trust): JD Brighton Inc., a Colorado corporation

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 10166.0045 **Phone:** (303)623-1800 **Fax:** (303)623-0552

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Foreclosure Number: A202480621

NED Date: 08/22/2024 **Reception #:** 2024000045899
Original Sale Date: 12/18/2024
Deed of Trust Date: 09/07/2021 **Recording Date:** 09/10/2021 **Reception #:** 2021000107772
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, HOLLY CROSSING SUBDIVISION, FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12342 Newport Ct, Brighton, CO 80602

Original Note Amt: \$387,845.00 **LoanType:** Unknown **Interest Rate:** 3.125
Current Amount: \$366,673.82 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Frank Cruz
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Frank Cruz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

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

Attorney File Number: CO21763 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480622

NED Date: 08/22/2024 **Reception #:** 2024000045985
Original Sale Date: 12/18/2024
Deed of Trust Date: 07/20/2023 **Recording Date:** 07/25/2023 **Reception #:** 2023000042022
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 49, MORRIS HEIGHTS FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO

Address: 2600 ATCHISON ST, AURORA, CO 80011

Original Note Amt: \$70,000.00 **LoanType:** Unknown **Interest Rate:** 5.990
Current Amount: \$69,972.56 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: KENNETH RAY RUSTIN
Grantee (Lender On Deed of Trust): SECURITY SERVICE FEDERAL CREDIT UNION
Grantor (Borrower On Deed of Trust) KENNETH RAY RUSTIN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010234870 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480623

NED Date: 08/22/2024

Reception #: 2024000045990

Original Sale Date: 12/18/2024

Deed of Trust Date: 02/12/2019

Recording Date: 02/20/2019

Reception #: 2019000012070

Re-Recording Date

Re-Recorded #:

Legal: Lot 82, Block 1, Weatherstone Subdivision, County of Adams, State of Colorado.

Address: 11705 Zenobia Loop, Westminster, CO 80031

Original Note Amt: \$185,000.00

LoanType: Unknown

Interest Rate: 8.375

Current Amount: \$176,641.58

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Angel Oak Mortgage Fund EU Trust

Current Owner: Nina Graham and Anthony Graham

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Global Equity Finance, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Nina Graham and Anthony Graham

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024

Last Publication Date: 11/28/2024

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

Attorney File Number: CO10276

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