

Notices of Election and Demand Filed in Adams County

From August 06, 2024 Through August 06, 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: A202480587

NED Date: 08/06/2024 **Reception #:** 2024000042749
Original Sale Date: 12/04/2024
Deed of Trust Date: 09/08/2005 **Recording Date:** 09/12/2005 **Reception #:** 20050912000991050
Re-Recording Date **Re-Recorded #:**

Legal: See Attached Exhibit A,

Address: 7656 York St. Unit A, Denver, CO 80229

Original Note Amt: \$174,400.00 **LoanType:** Unknown **Interest Rate:** 8.7500
Current Amount: \$122,133.90 **As Of:** 07/31/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): Vanderbilt Mortgage and Finance, Inc.
Current Owner: Byron E. Stringfellow and Donna M. Jordan and Sara K. Best
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Popular Financial Services, LLC
Grantor (Borrower On Deed of Trust) Byron E. Stringfellow and Donna M. Jordan and Sara K. Best

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

Attorney for Beneficiary: Patton & Davison

Attorney File Number: 80587 **Phone:** (307)635-4111 **Fax:** (307)635-6904

Foreclosure Number: A202480588

NED Date: 08/06/2024 **Reception #:** 2024000042801
Original Sale Date: 12/04/2024
Deed of Trust Date: 03/09/2020 **Recording Date:** 03/10/2020 **Reception #:** 2020000022614
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, WYNDEMERE PARK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10580 Albion Street, Thornton, CO 80233-3922

Original Note Amt: \$392,755.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$367,457.01 **As Of:** 02/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alejandro Rivera AND Ruben Rivera
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alejandro Rivera AND Ruben Rivera

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: 24-032831 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480589

NED Date: 08/06/2024 **Reception #:** 2024000042842
Original Sale Date: 12/04/2024
Deed of Trust Date: 02/08/2022 **Recording Date:** 05/18/2022 **Reception #:** 2022000044609
Re-Recording Date: **Re-Recorded #:**

Legal: SUB :HILLSBOROUGH BLK:2 LOT:21 DESC: W2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 3181 W. 65th Ave., Denver, CO 80221

Original Note Amt: \$442,432.68 **LoanType:** Unknown **Interest Rate:** 10.00
Current Amount: \$442,432.68 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Premier Capital Group, LLC
Current Owner: DeClutter Me Now, LLC
Grantee (Lender On Deed of Trust): Premier Capital Group, LLC
Grantor (Borrower On Deed of Trust): DeClutter Me Now, LLC

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

Attorney for Beneficiary: Cantafio Law P.C.

Attorney File Number: 80589 **Phone:** (970)819-2371 **Fax:**

Foreclosure Number: A202480590

NED Date: 08/06/2024 **Reception #:** 2024000042888
Original Sale Date: 12/04/2024
Deed of Trust Date: 12/18/2006 **Recording Date:** 01/23/2007 **Reception #:** 2007000008136
Re-Recording Date: **Re-Recorded #:**

Legal: A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS, WITH A STREET LOCATION ADDRESS OF 9240 CIANCIO ST; THORNTON, CO 80229-3828 CURRENTLY OWNED BY RONALD A AVIS AND JENNIE L AVIS HAVING A TAX IDENTIFICATION NUMBER OF R0053804 AND FURTHER DESCRIBED AS SUB: THORNTON BLK: 83 LOT 17.

Address: 9240 Ciancio St, Denver, CO 80229

Original Note Amt: \$55,000.00 **LoanType:** CONV **Interest Rate:** 6.99
Current Amount: \$39,003.99 **As Of:** 03/15/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Jennie L Avis and Ronald A Avis
Grantee (Lender On Deed of Trust): U.S. Bank, National Association N.D.
Grantor (Borrower On Deed of Trust): Jennie L Avis and Ronald A Avis

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

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 23CO00265-3 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480591

NED Date: 08/06/2024

Reception #: 2024000042984

Original Sale Date: 12/04/2024

Deed of Trust Date: 05/09/2013

Recording Date: 05/17/2013

Reception #: 2013000041973

Re-Recording Date

Re-Recorded #:

Legal: LAND SITUATED IN THE COUNTY OF ADAMS IN THE STATE OF CO LOT 15, BLOCK 4, NORTH PARK

Address: 6881 Niagara St, Commerce City, CO 80022

Original Note Amt: \$138,000.00

LoanType: Unknown

Interest Rate: 2.823

Current Amount: \$77,642.73

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Mortgage Assets Management, LLC

Current Owner: Elizabeth M. Montgomery

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for One Reverse Mortgage, LLC,
Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Elizabeth M. Montgomery

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

Last Publication Date: 11/07/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-994695-LL

Phone: (877)369-6122

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