

Notices of Election and Demand Filed in Adams County

From August 08, 2024 Through August 08, 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: A202480592

NED Date: 08/08/2024 **Reception #:** 2024000043235
Original Sale Date: 12/11/2024
Deed of Trust Date: 06/23/2022 **Recording Date:** 06/28/2022 **Reception #:** 2022000055904
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 10211 Ura Lane 4-307, Thornton, CO 80260

Original Note Amt: \$151,200.00 **LoanType:** Unknown **Interest Rate:** 6.125
Current Amount: \$148,548.69 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC
Current Owner: Elizabeth Hernandez, unmarried woman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Everett Financial, Inc. dba Supreme Lending
Grantor (Borrower On Deed of Trust): Elizabeth Hernandez, unmarried woman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024
Last Publication Date: 11/14/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO240039 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202480593

NED Date: 08/08/2024 **Reception #:** 2024000043287
Original Sale Date: 12/11/2024
Deed of Trust Date: 08/20/2022 **Recording Date:** 08/30/2022 **Reception #:** 2022000072885
Re-Recording Date: **Re-Recorded #:**

Legal: The land referred to herein is situate in Adams County, State of Colorado and is described as follows:
Lot 8, Block 14, Fronterra Village Filing No. 3, County of Adams, State of Colorado.

Address: 9814 Norfolk Street, Commerce City, CO 80022

Original Note Amt: \$472,500.00 **LoanType:** VA **Interest Rate:** 4.375
Current Amount: \$461,358.72 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Village Capital & Investment LLC
Current Owner: Andrew A Cisneros
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust): Andrew A Cisneros

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024
Last Publication Date: 11/14/2024

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

Attorney File Number: 24CO00318-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Notices of Election and Demand Filed in Adams County

From August 08, 2024 Through August 08, 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: A202480594

NED Date: 08/08/2024

Reception #: 2024000043288

Original Sale Date: 12/11/2024

Deed of Trust Date: 06/24/2020

Recording Date: 07/01/2020

Reception #: 2020000060402

Re-Recording Date

Re-Recorded #:

Legal: LOT EIGHT (8), BLOCK THIRTY-TWO (32), OF BLOCKS 30, 31, 32, 33, 34 OF THORNTON, COLORADO COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0171923433009

Address: 2161 Oak Place, Thornton, CO 80229

Original Note Amt: \$239,008.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$221,996.46

As Of: 01/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	New American Funding, LLC
Current Owner:	Todd Breeze AND Lindsay Breeze
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Todd Breeze AND Lindsay Breeze

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024

Last Publication Date: 11/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032828

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From August 08, 2024 Through August 08, 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: A202480595

NED Date: 08/08/2024

Reception #: 2024000043289

Original Sale Date: 12/11/2024

Deed of Trust Date: 04/23/2021

Recording Date: 04/28/2021

Reception #: 2021000052005

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 23, BUFFALO MESA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.
APN#: 1723-08-07-008

Address: 10655 Kalispell St, Commerce City, CO 80022-0624

Original Note Amt: \$456,555.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$430,462.72

As Of: 03/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): SERVBANK, SB

Current Owner: Nathaniel Ornelas

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Hometown Lenders Inc., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Nathaniel Ornelas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024

Last Publication Date: 11/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032781

Phone: (303)706-9990

Fax: (303)706-9994