

Notices of Election and Demand Filed in Adams County

From September 10, 2024 Through September 10, 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: A202480634

NED Date: 09/10/2024 **Reception #:** 2024000049616
Original Sale Date: 01/08/2025
Deed of Trust Date: 09/27/2002 **Recording Date:** 10/08/2002 **Reception #:** C1035170
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 14 AND 15, BLOCK 3, MILLER'S SUBURB, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 424 1/2 North 6th Avenue, Brighton, CO 80601

Original Note Amt: \$162,450.00 **LoanType:** FHA **Interest Rate:** 7.75
Current Amount: \$108,646.80 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Greenberg, David, M.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) David M. Greenberg

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024
Last Publication Date: 12/12/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022771 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480635

NED Date: 09/10/2024 **Reception #:** 2024000049614
Original Sale Date: 01/08/2025
Deed of Trust Date: 05/27/2020 **Recording Date:** 05/28/2020 **Reception #:** 2020000048173
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, BRIGHTON EAST HORIZONS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16688 Telluride St, Brighton, CO 80601

Original Note Amt: \$472,500.00 **LoanType:** Conventional **Interest Rate:** 3.99
Current Amount: \$437,590.34 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Juan Carlos Arambula Cruz
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Juan Carlos Arambula Cruz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024
Last Publication Date: 12/12/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031965 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480636

NED Date: 09/10/2024 **Reception #:** 2024000049615
Original Sale Date: 01/08/2025
Deed of Trust Date: 10/22/2020 **Recording Date:** 10/28/2020 **Reception #:** 2020000110506
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, HERITAGE HEIGHTS SUBDIVISION, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14840 Shadow Wood Street, Brighton, CO 80603

Original Note Amt: \$20,000.00 **LoanType:** Conventional **Interest Rate:** 9
Current Amount: \$20,166.34 **As Of:** 02/28/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Craig V. Downare AND Stephanie Downare
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Craig V. Downare AND Stephanie Downare

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024
Last Publication Date: 12/12/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033037 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480637

NED Date: 09/10/2024 **Reception #:** 2024000049641
Original Sale Date: 01/08/2025
Deed of Trust Date: 09/20/2006 **Recording Date:** 10/10/2006 **Reception #:** 2006000988146
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN CITY OF BRIGHTON, ADAMS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INST #B1064253, ID# R0003609, BEING KNOWN AND DESIGNATED AS: LOT 5 & 6, BLOCK 54, AVONDALE.

Address: 116 S 10th Ave, Brighton, CO 80601-2210

Original Note Amt: \$125,200.00 **LoanType:** Unknown **Interest Rate:** 6.750
Current Amount: \$62,534.63 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Miranda N. McAlister
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc.("MERS") as nominee for GMAC Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Edgar D. Hazen and Judy M. Hazen

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024
Last Publication Date: 12/12/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-996504-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480638

NED Date: 09/10/2024

Reception #: 2024000049651

Original Sale Date: 01/08/2025

Deed of Trust Date: 07/02/2015

Recording Date: 07/08/2015

Reception #: 2015000054061

Re-Recording Date

Re-Recorded #:

Legal: LOTS 2 AND 3, BLOCK 35, YORKTOWN HOMES, TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES BEING THE WESTERLY 18.76 FEET OF THE EASTERLY 23.38 FEET OF LOT 4, OF SAID BLOCK 35, TOGETHER WITH AN EASEMENT FOR STORAGE PURPOSES, BEING THE SOUTHERLY 7.33 FEET OF THE WESTERLY 6.24 FEET OF THE EASTERLY 29.62 FEET OF LOT 4, OF SAID BLOCK 35, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7903 YORK ST UNIT 2, DENVER, CO 80229

Original Note Amt: \$122,735.00

LoanType: Unknown

Interest Rate: 3.875

Current Amount: \$100,429.25

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: SALVADOR SANCHEZ

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

Grantor (Borrower On Deed of Trust) SALVADOR SANCHEZ

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

Last Publication Date: 12/12/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010238558

Phone: (303)350-3711

Fax: (303)813-1107