

Notices of Election and Demand Filed in Adams County

From September 12, 2024 Through September 12, 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: A202480639

NED Date: 09/12/2024 **Reception #:** 2024000050141
Original Sale Date: 01/15/2025
Deed of Trust Date: 06/26/2017 **Recording Date:** 07/10/2017 **Reception #:** 2017000058822
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 1, MONTICELLO 1971, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2045 W 91st Place, Federal Heights, CO 80260

Original Note Amt: \$352,500.00 **LoanType:** FHA **Interest Rate:** 8.783
Current Amount: \$141,476.79 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Gomez, Josephine, J.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Josephine J. Gomez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-031573 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480640

NED Date: 09/12/2024 **Reception #:** 2024000050139
Original Sale Date: 01/15/2025
Deed of Trust Date: 11/30/2022 **Recording Date:** 12/02/2022 **Reception #:** 2022000094609
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 32, BLOCK 6, NORTH GLENN - SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1324 LUCILLE COURT, NORTHGLENN, CO 80233

Original Note Amt: \$471,306.00 **LoanType:** FHA **Interest Rate:** 7.125
Current Amount: \$464,843.66 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: RIGOBERTO ALDACO ATAYDE
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): RIGOBERTO ALDACO ATAYDE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-031439 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480641

NED Date: 09/12/2024 **Reception #:** 2024000050142
Original Sale Date: 01/15/2025
Deed of Trust Date: 12/16/2016 **Recording Date:** 12/19/2016 **Reception #:** 2016000110931
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 73, GRANGE CREEK FILING NO. 7 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.
APN#: 0172107102052

Address: 11171 FOREST AVENUE, THORNTON, CO 80022

Original Note Amt: \$279,837.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$236,928.55 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CRISTINA VIGUERIAS AND RUBEN VIGUERIAS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) CRISTINA VIGUERIAS AND RUBEN VIGUERIAS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026618 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480642

NED Date: 09/12/2024 **Reception #:** 2024000050179
Original Sale Date: 01/15/2025
Deed of Trust Date: 04/25/2007 **Recording Date:** 05/07/2007 **Reception #:** 2007000044989
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN ADAMS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INST
20060602000568920, ID# R0062276, BEING KNOWN AND DESIGNATED AS LOT 23, BLOCK 7, SHAW HEIGHTS, BLOCKS
5, 6, 7, 8, 9, 10, 11 AND PORTIONS OF 20.

Address: 8680 Cherry Ln, Westminster, CO 80031-3712

Original Note Amt: \$155,778.38 **LoanType:** Unknown **Interest Rate:** 8.90368
Current Amount: \$96,674.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee
Current Owner: Walter Wayne Blankenship
Grantee (Lender On Deed of Trust): Citicorp Trust Bank, fsb
Grantor (Borrower On Deed of Trust) Walter W. Blankenship

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

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

Attorney File Number: CO23459 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480643

NED Date: 09/12/2024 **Reception #:** 2024000050183
Original Sale Date: 01/15/2025
Deed of Trust Date: 10/20/2016 **Recording Date:** 11/04/2016 **Reception #:** 2016000095196
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 4, BROOKSHIRE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2626 East 117th Way, Thornton, CO 80233

Original Note Amt: \$230,000.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: \$205,323.60 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Nicholas M. Wimer and Mitchell R. Wimer
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns
Grantor (Borrower On Deed of Trust) Nicholas M. Wimer and Mitchell R. Wimer

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

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

Attorney File Number: CO23192 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480644

NED Date: 09/12/2024 **Reception #:** 2024000050203
Original Sale Date: 01/15/2025
Deed of Trust Date: 05/07/2020 **Recording Date:** 05/14/2020 **Reception #:** 2020000044151
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 9783 Orangewood Drive, Thornton, CO 80260

Original Note Amt: \$229,761.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$212,992.46 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Martinez, Salvador
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Salvador Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027354 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480645

NED Date: 09/12/2024 **Reception #:** 2024000050240
Original Sale Date: 01/15/2025
Deed of Trust Date: 11/04/2021 **Recording Date:** 11/09/2021 **Reception #:** 2021000131472
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 26, REUNION FILING NO. 23, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO,
ACCORDING TO THE RECORDED PLAT THEREOF.

Address: 11125 Quintero Ct, Commerce City, CO 80022

Original Note Amt: \$310,000.00 **LoanType:** Unknown **Interest Rate:** 3.000
Current Amount: \$302,430.19 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, as Trustee of LB-Igloo Series VI Trust
Current Owner: DeJane Lattany and Matthew Hogan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Prosperity Home Mortgage, LLC.
Grantor (Borrower On Deed of Trust) DeJane Lattany and Matthew Hogan

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

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

Attorney File Number: 24CO00391-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480646

NED Date: 09/12/2024 **Reception #:** 2024000050248
Original Sale Date: 01/15/2025
Deed of Trust Date: 10/25/2004 **Recording Date:** 11/01/2004 **Reception #:** 20041101001097890
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, RESUBDIVISION OF PART OF BLOCK 179, BOSTON HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1718 Macon Street, Aurora, CO 80010

Original Note Amt: \$127,398.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$56,383.29 **As Of:** 01/01/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Bernadette M. Jaure,Luis A. Luna
Grantee (Lender On Deed of Trust): Optimum Mortgage Services Inc., Corporation
Grantor (Borrower On Deed of Trust) Bernadette M. Jaure and Luis A. Luna

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

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

Attorney File Number: 24CO00400-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480647

NED Date: 09/12/2024

Reception #: 2024000050250

Original Sale Date: 01/15/2025

Deed of Trust Date: 01/28/2005

Recording Date: 02/01/2005

Reception #: 20050201000106580

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 1, BARBARA JEAN SUBDIVISION, NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 315 North 12th Avenue, Brighton, CO 80601

Original Note Amt: \$177,219.00

LoanType: FHA

Interest Rate: 6.000

Current Amount: \$99,230.49

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.

Current Owner: Ignacio Vazquez-Flores, Jorge Vazquez-Flores and Ofelia Vazquez-Flores

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for First Magnus Financial Corporation, an Arizona Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Ignacio Vazquez-Flores, Jorge Vazquez-Flores and Ofelia Vazquez-Flores

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024

Last Publication Date: 12/19/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-997080-LL

Phone: (877)369-6122

Fax: (186)689-47369