Notices of Election and Demand Filed in Adams County

From September 17, 2024 Through September 17, 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 Numb	er: A202480648	8			
NED Date:	09/17/2024	Reception #:	2024000050789		
Original Sale Date: Deed of Trust Date:	01/15/2025 12/08/2022	Recording Date:	01/06/2023	Reception #:	2023000000892
Deeu of Trust Date:	12/08/2022	Re-Recording Date	01/00/2025	Re-Recorded #:	2023000000032
egal: LOT 21, BLO	CK 3, THORNTON V/	ALLEY EAST, COUNTY OF	ADAMS, STATE OF COL	ORADO.	
	- ,	,	,		
Address: 9191 Bee	chwood Dr, Thornton,	CO 80229			
Original Note Amt:	\$50,000.00	LoanType:	Unknown	Interest Rate:	9.940
Current Amount:	\$48,580.95	As Of:	Ulikilowii	Interest Type:	Fixed
Current Lender (Be	neficiary).	Sooper Credit Union		• •	
Current Owner:	nenetary).	Terry L. Sandoval and Sta	cia L. Acevedo		
Grantee (Lender Or	1 Deed of Trust):	Sooper Credit Union			
Grantor (Borrower	· · · · · · · · · · · · · · · · · · ·	Terry L. Sandoval and Sta	cia L. Acevedo		
Publication: North	nglenn-Thornton Sentin	el First Publication Da	te: 11/21/2024		
		Last Publication Da			
Attorney for Benefic	iary: HOLST &	TEHRANI, LLP			
Attorney File Numb	er: 80648	Pho	ne: (303)772-6666	Fax: (30	03)772-2822
Foreclosure Numb	er: A202480649	9			
NED Date:	09/17/2024	Reception #:	2024000050790		
Original Sale Date:	01/15/2025	D I' D (00/02/2021	D (' "	2021000112404
Deed of Trust Date:	09/17/2021	Recording Date: Re-Recording Date	09/23/2021	Reception #: Re-Recorded #:	2021000112484
agal. I OT 7 HVI A	ND PARK HEIGHTS	COUNTY OF ADAMS, STA	ATE OF COLORADO		
0		an Affidavit of Scrivener's En		24, and recorded on Septemb	er 11, 2024,
-		the real property records of A	dams County, Colorado to	correct the spelling of the Gr	antor's name
	Holguin" to "Eva J. Holg	-			
	st 86th Avenue, Federal	-	TT 1	T () D (4.050
Original Note Amt: Current Amount:	\$100,000.00 \$100,000.00	LoanType: As Of:	Unknown	Interest Rate: Interest Type:	4.250 Fixed
				Interest Type.	Tixed
Current Lender (Be	nenciary):	FirstBank			
Current Owner: Grantee (Lender Or	Dood of Truest).	Eva J. Holguin FirstBank			
	On Deed of Trust)	Eva J. Holguin			
Grantor (Borrower		0			
•			11/21/2024		
	nglenn-Thornton Sentin				
	nglenn-Thornton Sentin	el First Publication Da Last Publication Da a Rothgerber Christie LLP			

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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:** A202480650 **NED Date:** 09/17/2024 **Reception #:** 2024000050793 **Original Sale Date:** 01/15/2025 **Recording Date:** 08/05/2021 **Reception #:** 2021000093488 **Deed of Trust Date:** 07/28/2021 **Re-Recorded #: Re-Recording Date** Legal: LOT 8, BLOCK 8, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO. Address: 626 Hedgerow Way, Brighton, CO 80601-4528 \$466,396.00 FHA 3 **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$439,626.72 As Of: 05/01/2024 **Interest Type:** Fixed COLORADO HOUSING AND FINANCE AUTHORITY **Current Lender (Beneficiary): Current Owner:** Stephen W. Powers Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS **Grantor (Borrower On Deed of Trust)** Stephen W. Powers **Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024 Last Publication Date: 12/19/2024 Attorney for Beneficiary: Janeway Law Firm PC 23-030883 (303)706-9990 (303)706-9994 **Attorney File Number:** Phone: Fax: A202480651 **Foreclosure Number: Reception #:** 2024000050791 **NED Date:** 09/17/2024 **Original Sale Date:** 01/15/2025 **Deed of Trust Date:** 04/21/2003 **Recording Date:** 05/13/2003 **Reception #:** C1142471 **Re-Recorded #: Re-Recording Date** Legal: LOT 15, BLOCK 22, SUNSET RIDGE, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO PARCEL ID NUMBER: 0171920205009

Address: 3411 Kassler Place, Westminster, CO 80031

Original Note Amt: Current Amount:	\$148,000.00 \$72,734.20	LoanType: As Of:	Conventional 05/01/2024	Interest Rate: Interest Type:	6 Fixed
Current Lender (Ben	eficiary):			ATION AS TRUSTEE FOR THE OANS STRUCTURED TRANSA	CTION
Current Owner:		William D Austin			
Grantee (Lender On Deed of Trust): Grantor (Borrower On Deed of Trust)		WELLS FARGO HOME MO William D Austin	RTGAGE, INC.		
Publication: Northg	lenn-Thornton Sentin	el First Publication Date:	11/21/2024		
		Last Publication Date:	12/19/2024		
Attorney for Beneficiary: Janeway La		aw Firm PC			
Attorney File Number	: 24-033050	Phone:	(303)706-9990	Fax: (303)7	06-9994

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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:** A202480652 **NED Date:** 09/17/2024 **Reception #:** 2024000050792 **Original Sale Date:** 01/15/2025 **Recording Date: Reception #:** 2013000083855 **Deed of Trust Date:** 09/20/2013 09/26/2013 **Re-Recorded #: Re-Recording Date** Legal: LOT 2, EULOGIO CHAVEZ SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. Address: 6141 East 62nd Avenue, Commerce City, CO 80022 4.125 \$166,488.00 FHA **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$61,293.31 As Of: **Interest Type:** Fixed **Current Lender (Beneficiary):** Freedom Mortgage Corporation **Current Owner:** Anthony Prinz Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for All Western Mortgage, Inc., its successors and assigns Diana J. Simms **Grantor (Borrower On Deed of Trust) Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024 Last Publication Date: 12/19/2024 Attorney for Beneficiary: Halliday, Watkins & Mann, P.C. CO23707 **Attorney File Number:** Phone: (303)274-0155 Fax: (303)274-0159 A202480653 **Foreclosure Number: Reception #:** 2024000050788 **NED Date:** 09/17/2024 01/15/2025 **Original Sale Date: Deed of Trust Date:** 08/12/2021 **Recording Date:** 08/17/2021 **Reception #:** 2021000097391 **Re-Recorded #: Re-Recording Date** Legal: LOTS 17 AND 18, EXCEPT THE REAR 8 FEET, BLOCK 23, NEW ENGLAND HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO. Address: 2324 Geneva St., Aurora, CO 80010

Original Note Amt: Current Amount:	\$255,797.00 \$240,807.44	LoanType: As Of:	Unknown	Interest Rate: Interest Type:	2.625 Fixed	
Current Lender (Bend	. ,	FirstBank		interest type.	1 Mou	
Current Owner:		Ashley Severage				
Grantee (Lender On Deed of Trust):		FirstBank				
Grantor (Borrower O	n Deed of Trust)	Ashley Severage				
Publication: Northglenn-Thornton Sentin		el First Publication Date:	11/21/2024			
		Last Publication Date:	12/19/2024			
Attorney for Beneficiary: Lewis Roc		a Rothgerber Christie LLP				
Attorney File Number: 307918-00		120 Phone	: (303)623-9000	Fax:		