

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 Number: A202480648

NED Date: 09/17/2024 **Reception #:** 2024000050789
Original Sale Date: 01/15/2025
Deed of Trust Date: 12/08/2022 **Recording Date:** 01/06/2023 **Reception #:** 2023000000892
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 21, BLOCK 3, THORNTON VALLEY EAST, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9191 Beechwood Dr, Thornton, CO 80229

Original Note Amt: \$50,000.00 **LoanType:** Unknown **Interest Rate:** 9.940
Current Amount: \$48,580.95 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union
Current Owner: Terry L. Sandoval and Stacia L. Acevedo
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Terry L. Sandoval and Stacia L. Acevedo

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

Attorney for Beneficiary: HOLST & TEHRANI, LLP
Attorney File Number: 80648 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202480649

NED Date: 09/17/2024 **Reception #:** 2024000050790
Original Sale Date: 01/15/2025
Deed of Trust Date: 09/17/2021 **Recording Date:** 09/23/2021 **Reception #:** 2021000112484
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, HYLAND PARK HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

*The Deed of Trust was corrected by an Affidavit of Scrivener's Error dated September 11, 2024, and recorded on September 11, 2024, at Reception No. 2024000050106, in the real property records of Adams County, Colorado to correct the spelling of the Grantor's name from "Eve J. Holguin" to "Eva J. Holguin."

Address: 2005 West 86th Avenue, Federal Heights, CO 80260

Original Note Amt: \$100,000.00 **LoanType:** Unknown **Interest Rate:** 4.250
Current Amount: \$100,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Eva J. Holguin
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Eva J. Holguin

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

Attorney for Beneficiary: Lewis Roca Rotherger Christie LLP
Attorney File Number: 126084038.1 **Phone:** (303)623-9000 **Fax:**

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Foreclosure Number: A202480652

NED Date: 09/17/2024 **Reception #:** 2024000050792
Original Sale Date: 01/15/2025
Deed of Trust Date: 09/20/2013 **Recording Date:** 09/26/2013 **Reception #:** 2013000083855
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, EULOGIO CHAVEZ SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6141 East 62nd Avenue, Commerce City, CO 80022

Original Note Amt: \$166,488.00 **LoanType:** FHA **Interest Rate:** 4.125
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
Grantor (Borrower On Deed of Trust): Diana J. Simms

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: CO23707 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480653

NED Date: 09/17/2024 **Reception #:** 2024000050788
Original Sale Date: 01/15/2025
Deed of Trust Date: 08/12/2021 **Recording Date:** 08/17/2021 **Reception #:** 2021000097391
Re-Recording Date: **Re-Recorded #:**

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: \$255,797.00 **LoanType:** Unknown **Interest Rate:** 2.625
Current Amount: \$240,807.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Ashley Severage
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Ashley Severage

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

Attorney for Beneficiary: Lewis Roca Rotherger Christie LLP

Attorney File Number: 307918-00120 **Phone:** (303)623-9000 **Fax:**