

Notices of Election and Demand Filed in Adams County

From September 24, 2024 Through September 24, 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: A202480671

NED Date: 09/24/2024 **Reception #:** 2024000052230
Original Sale Date: 01/15/2025
Deed of Trust Date: 01/10/2017 **Recording Date:** 01/12/2017 **Reception #:** 2017000003512
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 3, TOL-WIN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN: R0042263.

Address: 9709 Covey Court, Northglenn, CO 80260

Original Note Amt: \$272,473.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$238,051.85 **As Of:** 05/01/2024 **Interest Type:** Fixed

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

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: 20-024094 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480672

NED Date: 09/24/2024 **Reception #:** 2024000052231
Original Sale Date: 01/15/2025
Deed of Trust Date: 09/17/2019 **Recording Date:** 09/27/2019 **Reception #:** 2019000081997
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 19 AND 20, BLOCK 10, COLLEGE CREST, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6620 Grove Street, Denver, CO 80221

Original Note Amt: \$265,109.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$242,108.17 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Shawn D. Schmidt
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Sierra Pacific Mortgage Company, Inc.
Grantor (Borrower On Deed of Trust): Shawn D. Schmidt

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: 22CO00018-4 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480673

NED Date: 09/24/2024 **Reception #:** 2024000052234
Original Sale Date: 01/15/2025
Deed of Trust Date: 05/20/2005 **Recording Date:** 06/07/2005 **Reception #:** 20050607000598790
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, EXCEPTING ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERALS IN AND UNDER, AND THAT WHICH MAY BE PRODUCED, FROM THE HEREIN DESCRIBED PROPERTY.

Address: 20921 E 112th Avenue, Commerce City, CO 80022-9673

Original Note Amt: \$275,600.00 **LoanType:** Unknown **Interest Rate:** 6.400
Current Amount: \$17,967.82 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Eva E. Toedtli
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Howard B. Toedtli and Eva E. Toedtli

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-24-997417-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480674

NED Date: 09/24/2024 **Reception #:** 2024000052232
Original Sale Date: 01/15/2025
Deed of Trust Date: 05/06/2022 **Recording Date:** 05/10/2022 **Reception #:** 2022000041855
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 18, HEFTLER HOMES-HILLCREST, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.
APN#: 0171916103011

Address: 1323 West 103rd Place, Northglenn, CO 80260

Original Note Amt: \$532,673.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$398,694.43 **As Of:** 04/01/2024 **Interest Type:** Fixed

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

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: 24-033145 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480675

NED Date: 09/24/2024 **Reception #:** 2024000052233
Original Sale Date: 01/15/2025
Deed of Trust Date: 11/19/2021 **Recording Date:** 11/23/2021 **Reception #:** 2021000137106
Re-Recording Date: **Re-Recorded #:**

Legal: THE SOUTH 65 FEET OF LOTS 1, 2, 3, 4, 5, AND 6, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

Address: 310 6th Street, Bennett, CO 80102

Original Note Amt: \$360,000.00 **LoanType:** Unknown **Interest Rate:** 5
Current Amount: \$342,825.95 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Joan Lujan
Current Owner: WCS Property Solutions
Grantee (Lender On Deed of Trust): Joan Lujan
Grantor (Borrower On Deed of Trust): WCS Property Solutions

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 11/22/2024
Last Publication Date: 12/20/2024

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP
Attorney File Number: 25183.0002 **Phone:** (303)333-9810 **Fax:** (303)333-9786

Foreclosure Number: A202480676

NED Date: 09/24/2024 **Reception #:** 2024000052235
Original Sale Date: 01/15/2025
Deed of Trust Date: 02/01/2022 **Recording Date:** 02/08/2022 **Reception #:** 2022000011463
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 10, NORTH STAR HILLS, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO, EXCLUSIVE A PERPETUAL EASEMENT FOR THE PURPOSE OF A PEDESTRIAN WALKWAY WHICH MAY BE FENCED LOT AND BLOCK OR SURFACED: SAID EASEMENT BEING DESCRIBED AS FOLLOWS: 5.6 FEET WIDE RUNNING ALONG THE NORTH BOUNDARY OF SAID PROPERTY FROM THE FRONT CURB TO THE BACK PROPERTY LINE SHALL BE RESERVED BY SCHOOL DISTRICT NO. 12, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 440 Leo Ln, Thornton, CO 80260-4829

Original Note Amt: \$30,000.00 **LoanType:** Unknown **Interest Rate:** 5.240
Current Amount: \$28,831.07 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Donna Larson and Jennifer Larson
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): Donna Larson, Jennifer Larson

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: 80676 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202480677

NED Date: 09/24/2024 **Reception #:** 2024000052237
Original Sale Date: 01/15/2025
Deed of Trust Date: 08/31/2021 **Recording Date:** 09/08/2021 **Reception #:** 2021000105711
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 7, NORTH LAKE ESTATES PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO

Address: 12805 VINE ST, Thornton, CO 80241-1919

Original Note Amt: \$517,750.00 **LoanType:** Conventional **Interest Rate:** 4.25
Current Amount: \$494,927.89 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Brandon L Harper
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMELENDING, A PLAINSCAPTIAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Brandon L Harper

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: 24-032989 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480678

NED Date: 09/24/2024 **Reception #:** 2024000052288
Original Sale Date: 01/15/2025
Deed of Trust Date: 09/13/2010 **Recording Date:** 09/29/2010 **Reception #:** 2010000065521
Re-Recording Date: **Re-Recorded #:**

Legal: A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS, WITH A STREET LOCATION ADDRESS OF 9240 CIANCIO ST; DENVER, CO 80229-3828 CURRENTLY OWNED BY RONALD A AVIS AND JENNIE L AVIS HAVING A TAX IDENTIFICATION NUMBER OF R0053804 AND FURTHER DESCRIBED AS SUB:THORNTON BLK:83 LOT:17.

Address: 9240 CIANCIO ST, DENVER, CO 80229

Original Note Amt: \$132,700.00 **LoanType:** Unknown **Interest Rate:** 5.500
Current Amount: \$113,229.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Citigroup Mortgage Loan Trust 2021 -RP5
Current Owner: RONALD A AVIS AND JENNIE L AVIS
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): RONALD A AVIS AND JENNIE L AVIS

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010184661 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480679

NED Date: 09/24/2024

Reception #: 2024000052339

Original Sale Date: 01/15/2025

Deed of Trust Date: 04/23/2021

Recording Date: 05/05/2021

Reception #: 2021000054807

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, CITY OF AURORA , STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 17 AND 18, EXCEPT THE REAR OR EASTERLY 8 FEET THEREOF,BLOCK 50, AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1724 Geneva Street, Aurora, CO 80010

Original Note Amt: \$187,200.00

LoanType: FNMA

Interest Rate: 2.875

Current Amount: \$175,233.00

As Of: 05/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC

Current Owner: Colette Duranleau and Inez Duranleau

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Guaranty Mortgage Corporation dba goodmortgage.com

Grantor (Borrower On Deed of Trust) Colette Duranleau and Inez Duranleau

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: 24CO00201-2

Phone: (720)259-6710

Fax: (720)379-1375