

# Notices of Election and Demand Filed in Adams County

From February 02, 2023 Through February 02, 2023

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:** A202379694

**NED Date:** 02/02/2023

**Reception #:** 2023000005937

**Original Sale Date:** 06/07/2023

**Deed of Trust Date:** 06/29/2020

**Recording Date:** 06/30/2020

**Reception #:** 2020000059562

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
WEST ONE-HALF (W1/2) OF LOTS SIXTEEN (16) AND SEVENTEEN (17) EXCEPT THE NORTH 2.5 FEET OF SAID LOTS,  
BLOCK TWO (2), THE TICHY SUBDIVISION NO. 1, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5560 E 67th Place, Commerce City, CO 80022

**Original Note Amt:** \$333,841.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$319,593.56

**As Of:** 09/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Doneyson, David

**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)** David Doneyson

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 04/13/2023

**Last Publication Date:** 05/11/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-029189

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202379695

**NED Date:** 02/02/2023

**Reception #:** 2023000005936

**Original Sale Date:** 06/07/2023

**Deed of Trust Date:** 10/26/2018

**Recording Date:** 11/05/2018

**Reception #:** 2018000089254

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 51A, SHAW HEIGHTS SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8877 Norwich St, Westminster, CO 80031

**Original Note Amt:** \$350,435.00

**LoanType:** FHA

**Interest Rate:** 5.000

**Current Amount:** \$330,650.91

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC

**Current Owner:** Alicia J Strock

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a  
California Corporation, Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Alicia J Strock

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 04/13/2023

**Last Publication Date:** 05/11/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-947376-LL

**Phone:** (877)369-6122

**Fax:** (186)689-47369

# Notices of Election and Demand Filed in Adams County

From February 02, 2023 Through February 02, 2023

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:** A202379696

**NED Date:** 02/02/2023 **Reception #:** 2023000005938  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 08/21/2013 **Recording Date:** 08/28/2013 **Reception #:** 2013000075565\*\*  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 47, HYLAND CREEK, COUNTY OF ADAMS, STATE OF COLORADO

\*\*This loan has been modified through a Loan Modification Agreement recorded 7/1/20 15 at Reception No. 2015000051540 in the records of the Adams county clerk and recorder, Colorado.

**Address:** 8886 Meade Court, Westminster, CO 80031

**Original Note Amt:** \$154,156.00 **LoanType:** Unknown **Interest Rate:** 4.875  
**Current Amount:** \$102,744.11 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association  
**Current Owner:** Karina Olivas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cornerstone Home Lending, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Karina Olivas

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/13/2023  
**Last Publication Date:** 05/11/2023

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

**Attorney File Number:** CO21296 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** A202379697

**NED Date:** 02/02/2023 **Reception #:** 2023000005940  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 12/12/2003 **Recording Date:** 12/18/2003 **Reception #:** C1254362  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 34, BLOCK 2, LAKESHORE PATIOS AT HUNTERS GLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12861 CLARKSON CIRCLE, THORNTON, CO 80241

**Original Note Amt:** \$198,400.00 **LoanType:** Unknown **Interest Rate:** 6.275  
**Current Amount:** \$184,145.28 **As Of:** **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2004-1, ASSET-BACKED CERTIFICATES, SERIES 2004-1  
**Current Owner:** MELISSA TORRES  
**Grantee (Lender On Deed of Trust):** EQUITY MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** MELISSA TORRES

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/13/2023  
**Last Publication Date:** 05/11/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009684606 **Phone:** (303)350-3711 **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

From February 02, 2023 Through February 02, 2023

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:** A202379698

**NED Date:** 02/02/2023

**Reception #:** 2023000006020

**Original Sale Date:** 06/07/2023

**Deed of Trust Date:** 07/01/2021

**Recording Date:** 07/13/2021

**Reception #:** 2021000083817

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE NORTH 50 FEET OF THE WEST 115 FEET OF THE EAST 125 FEET OF PLOT 1, HUTCHCROFT'S GARDENS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 457 S 2nd Avenue, Brighton, CO 80601

**Original Note Amt:** \$333,841.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$327,157.04

**As Of:** 09/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Ron Boyd

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Ron Boyd

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 04/13/2023

**Last Publication Date:** 05/11/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-029256

**Phone:** (303)706-9990

**Fax:** (303)706-9994