

# Notices of Election and Demand Filed in Adams County

From March 30, 2023 Through March 30, 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:** A202379806

<b>NED Date:</b>	03/30/2023	<b>Reception #:</b>	2023000016877		
<b>Original Sale Date:</b>	08/02/2023				
<b>Deed of Trust Date:</b>	08/07/2020	<b>Recording Date:</b>	08/11/2020	<b>Reception #:</b>	2020000076713
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** Lot 29, Block 1, High Point Village Subdivision Filing No. 1, County of Adams, State of Colorado.

**Address:** 1075 East 78th Place, Denver, CO 80229

<b>Original Note Amt:</b>	\$271,982.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	3.25
<b>Current Amount:</b>	\$269,281.40	<b>As Of:</b>	04/01/2021	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Gallegos, Gary
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Gary Gallegos

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	06/08/2023
		<b>Last Publication Date:</b>	07/06/2023

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

<b>Attorney File Number:</b>	22-026943	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** A202379807

<b>NED Date:</b>	03/30/2023	<b>Reception #:</b>	2023000016878		
<b>Original Sale Date:</b>	08/02/2023				
<b>Deed of Trust Date:</b>	09/16/2005	<b>Recording Date:</b>	09/23/2005	<b>Reception #:</b>	20050923001043560
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 28, BLOCK 27, NORTH GLENN, EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11330 DOWNING ST, NORTHGLENN, CO 80233

<b>Original Note Amt:</b>	\$184,500.00	<b>LoanType:</b>	Unknown	<b>Interest Rate:</b>	6.500
<b>Current Amount:</b>	\$124,906.97	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	U.S. BANK, N.A.
<b>Current Owner:</b>	JULIE A. GIULIANI AND SAMUEL GIULIANI
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	JULIE A. GIULIANI AND SAMUEL GIULIANI

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	06/08/2023
		<b>Last Publication Date:</b>	07/06/2023

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

<b>Attorney File Number:</b>	00000009630567	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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**Foreclosure Number:** A202379808

**NED Date:** 03/30/2023 **Reception #:** 2023000017056  
**Original Sale Date:** 08/02/2023  
**Deed of Trust Date:** 09/03/2002 **Recording Date:** 09/18/2002 **Reception #:** C1025340\*\*  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 1, RIVERDALE FARM RESIDENTIAL SUBDIVISION 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

\*\*CORRECTION AND RATIFICATION AGREEMENT RECORDED ON 11/18/2002 AT RECEPTION NO. C1054948 TO CORRECT THE NAME OF THE CITY LISTED ON THE DEED OF TRUST.

**Address:** 3380 East 84th Drive, Thornton, CO 80229

**Original Note Amt:** \$64,424.00 **LoanType:** Conventional **Interest Rate:** 6.875  
**Current Amount:** \$33,525.03 **As Of:** 11/01/2022 **Interest Type:** Fixed

**Current Lender (Beneficiary):** HSBC BANK USA, NATIONAL ASSOCIATION HSBC Bank USA, National Association as Trustee for MASTR Repperforming Loan Trust 2006-2  
**Current Owner:** Jeff Carter AND Jimmy D. Belvin  
**Grantee (Lender On Deed of Trust):** SERVICE MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Jeff Carter AND Jimmy D. Belvin

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/08/2023  
**Last Publication Date:** 07/06/2023

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

**Attorney File Number:** 23-029633 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202379809

**NED Date:** 03/30/2023 **Reception #:** 2023000017115  
**Original Sale Date:** 08/02/2023  
**Deed of Trust Date:** 03/27/2020 **Recording Date:** 04/03/2020 **Reception #:** 2020000030571  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** THE NORTH 30 FEET OF LOT 5, ALL OF LOT 6, AND THE SOUTH 20 FEET OF LOT 7, BLOCK 6, GRANDVIEW ADDITION TO STRASBURG, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1663 MONROE ST, STRASBURG, CO 80136

**Original Note Amt:** \$251,767.00 **LoanType:** FHA **Interest Rate:** 3.250  
**Current Amount:** \$238,775.35 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** JEAN P YOUNG AND JIMMY W YOUNG  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE300  
**Grantor (Borrower On Deed of Trust):** JEAN P YOUNG AND JIMMY W YOUNG

**Publication:** Eastern Colorado News (I-70 Sco **First Publication Date:** 06/09/2023  
**Last Publication Date:** 07/07/2023

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

**Attorney File Number:** 00000009735911 **Phone:** (303)350-3711 **Fax:** (303)813-1107