

Notices of Election and Demand Filed in Adams County

From April 04, 2023 Through April 04, 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: A202379810

NED Date: 04/04/2023 **Reception #:** 2023000017722
Original Sale Date: 08/02/2023
Deed of Trust Date: 02/16/2017 **Recording Date:** 02/17/2017 **Reception #:** 2017000015291
Re-Recording Date **Re-Recorded #:**

Legal: Lot 4, Block 9, Buffalo Run Subdivision Filing No. 1, County of Adams, State of Colorado.

Address: 15151 East 117th Avenue, Brighton, CO 80603

Original Note Amt: \$304,486.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$273,221.10 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Lesley Pazdzioch
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for All Western
Mortgage, Inc (NMLS #14210), its successors and assigns
Grantor (Borrower On Deed of Trust) Lesley Pazdzioch

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

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

Attorney File Number: CO21508 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379811

NED Date: 04/04/2023 **Reception #:** 2023000017723
Original Sale Date: 08/02/2023
Deed of Trust Date: 08/22/2019 **Recording Date:** 08/23/2019 **Reception #:** 2019000069361
Re-Recording Date **Re-Recorded #:**

Legal: THE NORTH 6 FEET OF LOT 30, ALL OF LOT 31 AND THE SOUTH 5 FEET OF LOT 32, EXCEPT ALLEY, BLOCK 38,
AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1617 Clinton Street, Aurora, CO 80010

Original Note Amt: \$280,000.00 **LoanType:** VA **Interest Rate:** 2.75
Current Amount: \$287,088.75 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Kerri Peek
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CARRINGTON MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kerri Peek

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: 22-027554 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379812

NED Date:	04/04/2023	Reception #:	2023000017720		
Original Sale Date:	08/02/2023				
Deed of Trust Date:	04/26/2010	Recording Date:	05/04/2010	Reception #:	2010000029641
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 6/12/2012 AT RECEPTION NO. 2012000042360 TO
CORRECT LEGAL DESCRIPTION.

Address: 429 South 2nd Avenue, Brighton, CO 80601

Original Note Amt:	\$187,583.00	LoanType:	FHA	Interest Rate:	4.625
Current Amount:	\$129,862.39	As Of:	03/01/2021	Interest Type:	Fixed

Current Lender (Beneficiary):	MIDFIRST BANK
Current Owner:	Casey Reece AND Shelley Kamerzell
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Casey Reece AND Shelley Kamerzell

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:	23-029576	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379813

NED Date:	04/04/2023	Reception #:	2023000017721		
Original Sale Date:	08/02/2023				
Deed of Trust Date:	09/05/2018	Recording Date:	09/12/2018	Reception #:	2018000074330
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 41, BLOCK 3, LAKEVIEW ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7008 ZENOBIA PL, WESTMINSTER, CO 80030-5752

Original Note Amt:	\$219,900.00	LoanType:	Unknown	Interest Rate:	4.875
Current Amount:	\$214,570.43	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	WAYNE P ARCHULETA AND MARY E MONTOYA ARCHULETA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CALIBER HOME LOANS, INC.
Grantor (Borrower On Deed of Trust)	WAYNE P ARCHULETA AND MARY E MONTOYA ARCHULETA

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000009770470	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: A202379814

NED Date: 04/04/2023 **Reception #:** 2023000017855
Original Sale Date: 08/02/2023
Deed of Trust Date: 01/22/2021 **Recording Date:** 02/04/2021 **Reception #:** 2021000014279
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 25, BRADBURN SUBDIVISION FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11635 Newton Place, Westminster, CO 80031

Original Note Amt: \$532,000.00 **LoanType:** Unknown **Interest Rate:** 3.125
Current Amount: \$513,680.01 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Bret William Gerald and Elyse Renee Gerald
Grantee (Lender On Deed of Trust): Mortgage Electronic Registrations Systems, Beneficiary As Nominee for Elevations Credit Union, its successors and assigns
Grantor (Borrower On Deed of Trust) Bret William Gerald and Elyse Renee Gerald

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

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8020.0095 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202379815

NED Date: 04/04/2023 **Reception #:** 2023000017947
Original Sale Date: 08/02/2023
Deed of Trust Date: 04/04/2005 **Recording Date:** 04/18/2005 **Reception #:** 20050418000406760
Re-Recording Date **Re-Recorded #:**

Legal: THE EASTERLY 30.00 FEET OF LOT 22 AND THE WESTERLY 30.00 FEET OF LOT 23 ALL IN BLOCK 6, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N. #: 0182325314013

Address: 12495 East Parklane Drive, Aurora, CO 80011

Original Note Amt: \$35,600.00 **LoanType:** Conventional **Interest Rate:** 3.875
Current Amount: \$25,838.12 **As Of:** 12/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE for New Century Home Equity Loan Trust 2005-4
Current Owner: Rodrigo Moreno Reyes
Grantee (Lender On Deed of Trust): VILLA FINANCIAL
Grantor (Borrower On Deed of Trust) Rodrigo Moreno Reyes

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: 23-029529 **Phone:** (303)706-9990 **Fax:** (303)706-9994