

Notices of Election and Demand Filed in Adams County

From April 11, 2023 Through April 11, 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: A202379820

NED Date:	04/11/2023	Reception #:	2023000019403	
Original Sale Date:	08/09/2023			
Deed of Trust Date:	03/26/2004	Recording Date:	04/22/2004	Reception #: 20040422000262550**
		Re-Recording Date		Re-Recorded #:

Legal: Lot 37, Block 1, Waterford Place Subdivision Filing No. 1, County of Adams, State of Colorado.

**This loan has been modified through a Home Affordable Modification Agreement effective March 1, 2016.

Address: 2921 East 121st Court, Thornton, CO 80241

Original Note Amt:	\$218,500.00	LoanType:	Unknown	Interest Rate:	6.490
Current Amount:	\$244,910.43	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2004-HE1, Mortgage Pass-Through Certificates, Series 2004-HE1
Current Owner:	Henry N. Archuleta and Pearl Archuleta
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Axiom Financial Services, its successors and assigns
Grantor (Borrower On Deed of Trust)	Henry N. Archuleta and Pearl Archuleta

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

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

Attorney File Number: CO11016 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379821

NED Date:	04/11/2023	Reception #:	2023000019404	
Original Sale Date:	08/09/2023			
Deed of Trust Date:	09/08/2017	Recording Date:	09/15/2017	Reception #: 2017000080987
		Re-Recording Date		Re-Recorded #:

Legal: LOT 6, BLOCK 7, PERL-MACK MANOR. FOURTEENTH FILING COUNTY OF ADAMS, STATE OF COLORADO

Address: 500 W 70th Pl, Denver, CO 80221

Original Note Amt:	\$217,000.00	LoanType:	Unknown	Interest Rate:	4.250
Current Amount:	\$200,321.06	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Karin Dolzonek
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Wyndham Capital Mortgage, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Karin Dolzonek

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

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

Attorney File Number: CO21211 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202379822

NED Date: 04/11/2023 **Reception #:** 2023000019405
Original Sale Date: 08/09/2023
Deed of Trust Date: 09/26/2000 **Recording Date:** 10/24/2000 **Reception #:** C0724683
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 1, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 18840 E Carmel Circle, Aurora, CO 80011

Original Note Amt: \$117,300.00 **LoanType:** Unknown **Interest Rate:** 9.74
Current Amount: \$64,060.80 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT
Home Equity Loan Trust 2002-1
Current Owner: Steven J Tikal and Noreen G Tikal
Grantee (Lender On Deed of Trust): The CIT Group/Consumer Finance, Inc. (a Delaware Corporation)
Grantor (Borrower On Deed of Trust): Steven J Tikal and Noreen G Tikal

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-940788-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202379823

NED Date: 04/11/2023 **Reception #:** 2023000019406
Original Sale Date: 08/09/2023
Deed of Trust Date: 12/16/2019 **Recording Date:** 12/18/2019 **Reception #:** 2019000111085
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, COUNTRY HILLS SUBDIVISION FILING NO. 3, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4036 E 130th Way, Thornton, CO 80241

Original Note Amt: \$445,678.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$423,773.94 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
Current Owner: Kyle Young and Susan Westwood-Yazzie
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Midwest Equity Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Kyle Young and Susan Westwood-Yazzie

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-955909-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202379824

NED Date: 04/11/2023 **Reception #:** 2023000019407
Original Sale Date: 08/09/2023
Deed of Trust Date: 08/14/2003 **Recording Date:** 08/21/2003 **Reception #:** C1196724
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 1, PLATTE RIVER RANCH FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1010 Quail Cir, Brighton, CO 80601-7366

Original Note Amt: \$35,000.00 **LoanType:** Conventional **Interest Rate:** 7
Current Amount: \$17,758.21 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: Griffith, Jean, M.
Grantee (Lender On Deed of Trust): Chase Manhattan Bank USA, N.A.
Grantor (Borrower On Deed of Trust): Jean M. Griffith

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029622 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379825

NED Date: 04/11/2023 **Reception #:** 2023000019408
Original Sale Date: 08/09/2023
Deed of Trust Date: 06/22/2015 **Recording Date:** 06/29/2015 **Reception #:** 2015000050564
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, BRAMMING FARM SUBDIVISION FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED SEPTEMBER 12, 2013 UNDER RECEPTION NO. 2013000080036 AND AS AMENDED BY AFFIDAVIT AND CERTIFICATION OF CORRECTION FOR BRAMMING FARM SUBDIVISION FILING NO. 3 RECORDED SEPTEMBER 18, 2013 UNDER RECEPTION NO. 2013000081451, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12558 Hudson Court, Thornton, CO 80241

Original Note Amt: \$408,589.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$374,857.33 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Tracy Myers and Mark Brandon Kishell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for HomeAmerican Mortgage Corporation
Grantor (Borrower On Deed of Trust): Tracy Myers and Mark Brandon Kishell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 18CO00199-19 **Phone:** (720)259-6710 **Fax:** (720)259-6709