

# Notices of Election and Demand Filed in Adams County

From April 13, 2023 Through April 13, 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:** A202379826

**NED Date:** 04/13/2023 **Reception #:** 2023000020074  
**Original Sale Date:** 08/16/2023  
**Deed of Trust Date:** 01/10/2006 **Recording Date:** 02/06/2006 **Reception #:** 20060206000126140  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 27, SIEMERS SECOND ADDITION TO DERBY, EXCEPT THE SOUTH FIVE FEET THEREOF COUNTY OF ADAMS,  
STATE OF COLORADO.

**Address:** 7491 Leyden Street, Commerce City, CO 80022

**Original Note Amt:** \$178,600.00 **LoanType:** Conventional **Interest Rate:** 4.875  
**Current Amount:** \$128,214.27 **As Of:** 10/01/2022 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2  
**Current Owner:** Dorrance, Kenneth, D, Dorrance, Rhonda  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WMC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Kenneth D Dorrance AND Rhonda Dorrance

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/22/2023  
**Last Publication Date:** 07/20/2023

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

**Attorney File Number:** 19-022947 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202379827

**NED Date:** 04/13/2023 **Reception #:** 2023000020066  
**Original Sale Date:** 08/16/2023  
**Deed of Trust Date:** 09/11/2003 **Recording Date:** 09/24/2003 **Reception #:** C1214395  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 81, AMENDED PLAT OF BLOCKS 77, 78, 79, 80, 81 AND 82 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171924211013

**Address:** 9241 Anderson Street, Thornton, CO 80229

**Original Note Amt:** \$135,000.00 **LoanType:** Conventional **Interest Rate:** 2.875  
**Current Amount:** \$72,312.61 **As Of:** 05/01/2021 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** SPECIALIZED LOAN SERVICING LLC  
**Current Owner:** Saiz, Jennifer, L  
**Grantee (Lender On Deed of Trust):** WELLS FARGO HOME MORTGAGE, INC.  
**Grantor (Borrower On Deed of Trust)** Jennifer L Saiz

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/22/2023  
**Last Publication Date:** 07/20/2023

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

**Attorney File Number:** 23-029701 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** A202379828

**NED Date:** 04/13/2023

**Reception #:** 2023000020067

**Original Sale Date:** 08/16/2023

**Deed of Trust Date:** 06/18/2018

**Recording Date:** 06/28/2018

**Reception #:** 2018000052289

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 12, PERL-MACK MANOR, ELEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7074 SANTA FE DR, DENVER, CO 80221

**Original Note Amt:** \$256,410.00

**LoanType:** FHA

**Interest Rate:** 4.375

**Current Amount:** \$537,503.86

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** DANIEL L. SCHRADER

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

**Grantor (Borrower On Deed of Trust)** DANIEL L. SCHRADER

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/22/2023

**Last Publication Date:** 07/20/2023

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48074621

**Phone:** (877)353-2146 X1017

**Fax:**

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**Foreclosure Number:** A202379829

**NED Date:** 04/13/2023 **Reception #:** 2023000020069  
**Original Sale Date:** 08/16/2023  
**Deed of Trust Date:** 06/26/2020 **Recording Date:** 06/30/2020 **Reception #:** 2020000058891  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 137, THE VISTAS AT CHERRYWOOD PARK, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0157324435137

**Address:** 13606 Garfield Street, Thornton, CO 80602

**Original Note Amt:** \$315,285.00 **LoanType:** FHA **Interest Rate:** 3.5  
**Current Amount:** \$233,476.10 **As Of:** 11/01/2022 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Singleton, Anisa, Ann, Singleton, Daren, Tyler  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Anisa Ann Singleton AND Daren Tyler Singleton

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/22/2023  
**Last Publication Date:** 07/20/2023

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-029682 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202379830

**NED Date:** 04/13/2023 **Reception #:** 2023000020163  
**Original Sale Date:** 08/16/2023  
**Deed of Trust Date:** 02/08/2018 **Recording Date:** 02/23/2018 **Reception #:** 2018000015536  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 19 AND 20, BLOCK 33, EXCEPT THE REAR 8 FEET THEREOF, AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO.

**Address:** 16t6 Yosemite St, Denver, CO 80220-5403

**Original Note Amt:** \$40,000.00 **LoanType:** Unknown **Interest Rate:** 8.000  
**Current Amount:** \$39,370.46 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Ericka M Herrera and Devin J Herrera  
**Grantee (Lender On Deed of Trust):** Premier Members Credit Union  
**Grantor (Borrower On Deed of Trust)** Ericka M Herrera and Devin J Herrera

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/22/2023  
**Last Publication Date:** 07/20/2023

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 79830 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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**Foreclosure Number:** A202379831

**NED Date:** 04/13/2023

**Reception #:** 2023000020186

**Original Sale Date:** 08/16/2023

**Deed of Trust Date:** 12/18/2019

**Recording Date:** 12/23/2019

**Reception #:** 2019000112800

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 25, BLOCK 46, PERL-MACK MANOR, NINTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7641 OSAGE ST, DENVER, CO 80221

**Original Note Amt:** \$203,500.00

**LoanType:** Unknown

**Interest Rate:** 3.500

**Current Amount:** \$192,422.73

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** CARLOS RUIZ

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR NORTHPOINTE BANK

**Grantor (Borrower On Deed of Trust)** CARLOS RUIZ

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/22/2023

**Last Publication Date:** 07/20/2023

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

**Attorney File Number:** 00000009773946

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** A202379832

**NED Date:** 04/13/2023

**Reception #:** 2023000020276

**Original Sale Date:** 08/16/2023

**Deed of Trust Date:** 11/03/2004

**Recording Date:** 11/12/2004

**Reception #:** 20041112001147630

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 76, NORTH GLENN TWENTY-THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2021 Phillips Dr, Denver, CO 80233

**Original Note Amt:** \$188,500.00

**LoanType:** Conventional

**Interest Rate:** 2.5

**Current Amount:** \$101,785.96

**As Of:** 12/01/2022

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION  
fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank,  
National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage  
Asset-Backed Pass-Through Certificates Series 2004-RS12

**Current Owner:** Mercedes Meraz and Francisco Meraz

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

**Grantor (Borrower On Deed of Trust)** Mercedes Meraz and Francisco Meraz

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/22/2023

**Last Publication Date:** 07/20/2023

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

**Attorney File Number:** 21-025642

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

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