

Notices of Election and Demand Filed in Adams County

From April 18, 2023 Through April 18, 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: A202379833

NED Date: 04/18/2023 **Reception #:** 2023000020975
Original Sale Date: 08/16/2023
Deed of Trust Date: 09/02/2022 **Recording Date:** 09/07/2022 **Reception #:** 2022000075415
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, THORNTON VALLEY EAST, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171924403007

Address: 9035 Beechwood Drive, Thornton, CO 80229

Original Note Amt: \$395,700.00 **LoanType:** FHA **Interest Rate:** 5.625
Current Amount: \$395,700.00 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Victor Arredondo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Victor Arredondo

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: 23-029686 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379834

NED Date: 04/18/2023 **Reception #:** 2023000020979
Original Sale Date: 08/16/2023
Deed of Trust Date: 10/15/2008 **Recording Date:** 10/22/2008 **Reception #:** 2008000083876
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 4, SUNSET RIDGE, FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9435 Osceola Street, Westminster, CO 80031

Original Note Amt: \$324,000.00 **LoanType:** FHA **Interest Rate:** 6.81
Current Amount: \$164,992.01 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Anita Borrego
Grantee (Lender On Deed of Trust): JAMES B. NUTTER & COMPANY
Grantor (Borrower On Deed of Trust) Anita Borrego AND Harvey V. Slocum

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: 23-029738 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379835

NED Date: 04/18/2023

Reception #: 2023000020976

Original Sale Date: 08/16/2023

Deed of Trust Date: 08/25/2016

Recording Date: 09/02/2016

Reception #: 2016000073566

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 2, SAGE CREEK FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: 0157132213009

Address: 12783 Ivanhoe Street, Thornton, CO 80602

Original Note Amt: \$121,082.00

Loan Type: FHA

Interest Rate: 3.25

Current Amount: \$108,230.86

As Of: 09/01/2021

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Stephanie M. Beazley

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) Stephanie M. Beazley

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: 23-029740

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202379836

NED Date: 04/18/2023

Reception #: 2023000020994

Original Sale Date: 08/16/2023

Deed of Trust Date: 06/28/2002

Recording Date: 07/05/2002

Reception #: C0992345

Re-Recording Date

Re-Recorded #:

Legal: LOT 75, SAVORY FARM SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11057 N CLAY DRIVE, WESTMINSTER, CO 80234

Original Note Amt: \$388,782.00

Loan Type: Unknown

Interest Rate: 9.999

Current Amount: \$555,017.12

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-SD1, Series 2003-SD1

Current Owner: DARBY P MONTOYA

Grantee (Lender On Deed of Trust): LONG BEACH MORTGAGE COMPANY

Grantor (Borrower On Deed of Trust): DARBY P MONTOYA

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: 19-023450

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202379837

NED Date: 04/18/2023 **Reception #:** 2023000020977
Original Sale Date: 08/16/2023
Deed of Trust Date: 04/22/2019 **Recording Date:** 05/01/2019 **Reception #:** 2019000032246
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 2, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 18954 CARMEL DRIVE, AURORA, CO 80011

Original Note Amt: \$286,154.00 **LoanType:** Unknown **Interest Rate:** 4.2500
Current Amount: \$269,697.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: VANESSA R VIGIL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) VANESSA R VIGIL AND GABRIEL MOISES CHUMBA PADILLA

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: 00000009700972 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202379838

NED Date: 04/18/2023 **Reception #:** 2023000020978
Original Sale Date: 08/16/2023
Deed of Trust Date: 12/06/2021 **Recording Date:** 12/14/2021 **Reception #:** 2021000145207
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 3, WOLF CREEK RUN FILING NO. 3. COUNTY OF ADAMS. STATE OF COLORADO.

Address: 2872 RENSHAW ST, STRASBURG, CO 80136-7417

Original Note Amt: \$309,320.00 **LoanType:** Unknown **Interest Rate:** 2.990
Current Amount: \$305,706.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ARC HOME LLC
Current Owner: PHILIP STONE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. AS BENEFICIARY, AS
NOMINEE FOR PROFESSIONAL MORTGAGE SOURCE LLC, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust) PHILIP STONE

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 06/23/2023
Last Publication Date: 07/21/2023

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48075909 **Phone:** (877)353-2146 X1017 **Fax:**

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Foreclosure Number: A202379839

NED Date:	04/18/2023	Reception #:	2023000021219		
Original Sale Date:	08/16/2023				
Deed of Trust Date:	10/19/2018	Recording Date:	10/23/2018	Reception #:	2018000085880
		Re-Recording Date	09/24/2019	Re-Recorded #:	2019000080100

Legal: LOT 8, BLOCK 1, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4126 East 95th Drive, Thornton, CO 80229

Original Note Amt:	\$426,040.00	LoanType:	FHA	Interest Rate:	3.875
Current Amount:	\$404,278.67	As Of:	09/01/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	MIDFIRST BANK
Current Owner:	Angelo Lopez AND Nadine Padilla
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Angelo Lopez AND Nadine Padilla

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:	23-029742	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379840

NED Date:	04/18/2023	Reception #:	2023000021244		
Original Sale Date:	08/16/2023				
Deed of Trust Date:	08/10/2021	Recording Date:	08/17/2021	Reception #:	2021000098069
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, BLOCK 1, PERL-MACK MANOR TENTH FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7301 Worley Dr, Denver, CO 80221

Original Note Amt:	\$264,000.00	LoanType:	Unknown	Interest Rate:	3.000
Current Amount:	\$259,418.38	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	William Lauren Sandoval Jr. and Gerilyn Sandoval
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for JLB Corporation dba Golden Oak Lending, its successors and assigns
Grantor (Borrower On Deed of Trust)	William Lauren Sandoval Jr. and Gerilyn Sandoval

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

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

Attorney File Number:	CO21691	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: A202379841

NED Date: 04/18/2023

Reception #: 2023000021269

Original Sale Date: 08/16/2023

Deed of Trust Date: 01/22/2020

Recording Date: 01/28/2020

Reception #: 2020000008847

Re-Recording Date

Re-Recorded #:

Legal: Lot Thirty (30), Rose Gardens Subdivision, County of Adams, State of Colorado.

Address: 6010 Rose Lane, Commerce City, CO 80022

Original Note Amt: \$235,551.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$223,214.35

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Citizens Bank, N.A.

Current Owner: Matthew John Bonds

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns

Grantor (Borrower On Deed of Trust) Matthew John Bonds

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/22/2023

Last Publication Date: 07/20/2023

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

Attorney File Number: CO11786

Phone: (303)274-0155

Fax: (303)274-0159