

# Notices of Election and Demand Filed in Adams County

From April 20, 2023 Through April 20, 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:** A202379842

**NED Date:** 04/20/2023 **Reception #:** 2023000021588  
**Original Sale Date:** 08/23/2023  
**Deed of Trust Date:** 03/05/2018 **Recording Date:** 03/09/2018 **Reception #:** 2018000019696  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 8, PHEASANT RIDGE PUD, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 332 Mesa Street, Brighton, CO 80601

**Original Note Amt:** \$265,000.00 **LoanType:** Unknown **Interest Rate:** 10  
**Current Amount:** \$253,013.35 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** MONTE B. HILLYARD  
**Current Owner:** MARK D. LEE and ANN MICHELLE M. LEE  
**Grantee (Lender On Deed of Trust):** MONTE B. HILLYARD  
**Grantor (Borrower On Deed of Trust):** MARK D. LEE and ANN MICHELLE M. LEE

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/29/2023  
**Last Publication Date:** 07/27/2023

**Attorney for Beneficiary:** Wick & Trautwein, LLC

**Attorney File Number:** 79842 **Phone:** (970)482-4011 **Fax:** (970)482-4011

**Foreclosure Number:** A202379843

**NED Date:** 04/20/2023 **Reception #:** 2023000021581  
**Original Sale Date:** 08/23/2023  
**Deed of Trust Date:** 08/16/2012 **Recording Date:** 08/20/2012 **Reception #:** 2012000061249  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 5, YORK HIGHLANDS FILING NUMBER ONE, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 2564 East 98th Way, Thornton, CO 80229

**Original Note Amt:** \$142,017.00 **LoanType:** FHA **Interest Rate:** 3.750  
**Current Amount:** \$109,950.31 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Justin Travis Seward  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Pinnacle Capital  
Mortgage Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Justin Travis Seward

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/29/2023  
**Last Publication Date:** 07/27/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-956743-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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**Foreclosure Number:** A202379844

<b>NED Date:</b>	04/20/2023	<b>Reception #:</b>	2023000021582	
<b>Original Sale Date:</b>	08/23/2023			
<b>Deed of Trust Date:</b>	11/30/2020	<b>Recording Date:</b>	12/04/2020	<b>Reception #:</b> 2020000126869
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 36, BLOCK 3, PLATTE RIVER RANCH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157112414057

**Address:** 727 Mockingbird St, Brighton, CO 80601

<b>Original Note Amt:</b>	\$294,566.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	2.625
<b>Current Amount:</b>	\$282,436.84	<b>As Of:</b>	11/01/2022	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	PLANET HOME LENDING, LLC
<b>Current Owner:</b>	Rogge, Adrian
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GENEVA FINANCIAL, LLC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Adrian Rogge

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	06/29/2023
		<b>Last Publication Date:</b>	07/27/2023

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

<b>Attorney File Number:</b>	23-029571	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** A202379845

<b>NED Date:</b>	04/20/2023	<b>Reception #:</b>	2023000021604	
<b>Original Sale Date:</b>	08/23/2023			
<b>Deed of Trust Date:</b>	09/12/2019	<b>Recording Date:</b>	09/16/2019	<b>Reception #:</b> 2019000076831
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>

**Legal:** LOT 20, BLOCK 3, WOLF CREEK RUN FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2846 Rose Hill St, Strasburg, CO 80136-7427

<b>Original Note Amt:</b>	\$289,656.00	<b>LoanType:</b>	Unknown	<b>Interest Rate:</b>	3.375
<b>Current Amount:</b>	\$271,515.57	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Freedom Mortgage Corporation
<b>Current Owner:</b>	Jonathan Falu Vera
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans Inc., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Jonathan Falu Vera

<b>Publication:</b>	Eastern Colorado News (I-70 Sco	<b>First Publication Date:</b>	06/30/2023
		<b>Last Publication Date:</b>	07/28/2023

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

<b>Attorney File Number:</b>	CO21731	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
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From April 20, 2023 Through April 20, 2023

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**Foreclosure Number:** A202379846

<b>NED Date:</b>	04/20/2023	<b>Reception #:</b>	2023000021642		
<b>Original Sale Date:</b>	08/23/2023				
<b>Deed of Trust Date:</b>	05/25/2021	<b>Recording Date:</b>	05/27/2021	<b>Reception #:</b>	2021000064513
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** PLEASE SEE EXHIBIT A ATTACHED HERETO.

**Address:** 6821 Pecos Street, Denver, CO 80221

<b>Original Note Amt:</b>	\$320,000.00	<b>LoanType:</b>	Unknown	<b>Interest Rate:</b>	12
<b>Current Amount:</b>	\$320,000.00	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Weinberg Servicing, LLC
<b>Current Owner:</b>	JLR Assets LLC
<b>Grantee (Lender On Deed of Trust):</b>	Weinberg Servicing, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	JLR Assets LLC, a Colorado limited liability company

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	06/29/2023
		<b>Last Publication Date:</b>	07/27/2023

**Attorney for Beneficiary:** Timmins LLC

<b>Attorney File Number:</b>	79846	<b>Phone:</b>	(303)592-4500	<b>Fax:</b>	(303)592-4515
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**Foreclosure Number:** A202379847

<b>NED Date:</b>	04/20/2023	<b>Reception #:</b>	2023000021730		
<b>Original Sale Date:</b>	08/23/2023				
<b>Deed of Trust Date:</b>	09/16/2021	<b>Recording Date:</b>	09/22/2021	<b>Reception #:</b>	2021000112067
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 4, BLOCK 8, SHERREL WOOD ESTATES - FILING NO. 3, ACCORDING TO THE RECORDED PLAT  
THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8353 ADAMS WAY, DENVER, CO 80221

<b>Original Note Amt:</b>	\$393,263.00	<b>LoanType:</b>	Unknown	<b>Interest Rate:</b>	3.6250
<b>Current Amount:</b>	\$382,611.23	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	LAKEVIEW LOAN SERVICING, LLC
<b>Current Owner:</b>	ELIAS J. MARTINEZ
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	ELIAS J. MARTINEZ

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	06/29/2023
		<b>Last Publication Date:</b>	07/27/2023

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

<b>Attorney File Number:</b>	00000009784323	<b>Phone:</b>	(303)350-3711	<b>Fax:</b>	(303)813-1107
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