

Notices of Election and Demand Filed in Adams County

From April 25, 2023 Through April 25, 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: A202379848

NED Date: 04/25/2023 **Reception #:** 2023000022547
Original Sale Date: 08/23/2023
Deed of Trust Date: 08/31/2020 **Recording Date:** 09/01/2020 **Reception #:** 2020000085860
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 50, NORTH GLENN 13TH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 10464 FRANKLIN WAY, NORTHGLENN, CO 80233

Original Note Amt: \$314,204.00 **LoanType:** Unknown **Interest Rate:** 3.375
Current Amount: \$301,133.71 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: LISA M MACIAS AND TIMOTHY W MACIAS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, ITS SUCCESSORS
AND ASSIGNS
Grantor (Borrower On Deed of Trust) LISA M MACIAS AND TIMOTHY W MACIAS

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

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48075774 **Phone:** (877)353-2146 X1017 **Fax:**

Foreclosure Number: A202379849

NED Date: 04/25/2023 **Reception #:** 2023000022540
Original Sale Date: 08/23/2023
Deed of Trust Date: 08/27/2020 **Recording Date:** 09/01/2020 **Reception #:** 2020000086510
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 5 WESTMINSTER HEIGHTS NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7571 Meade Way, Westminster, CO 80030

Original Note Amt: \$259,462.00 **LoanType:** Unknown **Interest Rate:** 3.000
Current Amount: \$247,516.56 **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: Corwin Yoder and Michelle Yoder
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Independent Bank, Its
Successors and Assigns
Grantor (Borrower On Deed of Trust) Corwin Yoder and Michelle Yoder

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-23-957020-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202379850

NED Date: 04/25/2023 **Reception #:** 2023000022546
Original Sale Date: 08/23/2023
Deed of Trust Date: 06/30/2020 **Recording Date:** 07/02/2020 **Reception #:** 2020000060634
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 5, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT, CITY OF BRIGHTON, COUNTY OF ADAMS,
STATE OF COLORADO.
APN #: 0156902232064

Address: 5167 Longs Peak Street, Brighton, CO 80601

Original Note Amt: \$486,034.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$463,192.01 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Bracken, Jeremy, Daniel
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Hometown Lenders Inc., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jeremy Daniel Bracken

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029768 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379851

NED Date: 04/25/2023 **Reception #:** 2023000022541
Original Sale Date: 08/23/2023
Deed of Trust Date: 09/27/2018 **Recording Date:** 10/01/2018 **Reception #:** 2018000079442
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 3, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO .
APN #: 0172305107018

Address: 11681 Ouray Court, Commerce City, CO 80022

Original Note Amt: \$461,029.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$421,597.59 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Kristopher William Scott AND Jessica Renea Scott
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Colten Mortgage, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kristopher William Scott AND Jessica Renea Scott

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029807 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379852

NED Date: 04/25/2023 **Reception #:** 2023000022550
Original Sale Date: 08/23/2023
Deed of Trust Date: 05/24/1999 **Recording Date:** 06/07/1999 **Reception #:** C0552077
Re-Recording Date **Re-Recorded #:**

Legal: UNIT 2416 D. PARK RISE AT SUMMIT POINTE. PHASE 3. IN ACCORDANCE WITH THE DECLARATION RECORDED MARCH 3, 1998 IN BOOK 5251. PAGE 232. AND AMENDMENTS THERETO RECORDED JULY 17, 1998 IN BOOK 5401. AT PAGE 462. AND MAY 3, 1999. IN BOOK 5739. AT PAGE 137. AND THE CONDOMNIUM MAP RECORDED MAY 3, 1999 AT RECEPTION NUMBER C0537749, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2416D West 82nd Place, Westminster, CO 80030

Original Note Amt: \$131,650.00 **LoanType:** Unknown **Interest Rate:** 6.6250
Current Amount: \$85,141.63 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
Current Owner: Thomas W. Sandoz III and William M. Crower
Grantee (Lender On Deed of Trust): Matrix Financial Services Corporation
Grantor (Borrower On Deed of Trust): Thomas W. Sandoz III and William M. Crower

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-23-956369-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202379853

NED Date: 04/25/2023 **Reception #:** 2023000022548
Original Sale Date: 08/23/2023
Deed of Trust Date: 04/20/2018 **Recording Date:** 04/23/2018 **Reception #:** 2018000032542
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 13279 Holly St, Unit A, Thornton, CO 80241

Original Note Amt: \$286,711.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$267,026.85 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alicia Y Martinez AND Phillip L Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Alicia Y Martinez AND Phillip L Martinez

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029673 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379854

NED Date: 04/25/2023 **Reception #:** 2023000022551
Original Sale Date: 08/23/2023
Deed of Trust Date: 07/28/2017 **Recording Date:** 07/31/2017 **Reception #:** 2017000065584
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 150 FEET OF THE SOUTH 60 FEET OF PLOT 7, MERRILL FALKNER ACRES, COUNTY OF ADAMS, STATE OF COLORADO

A.P.N.: 0156907315011

Address: 748 S 2nd Avenue, Brighton, CO 80601

Original Note Amt: \$226,000.00 **LoanType:** Conventional **Interest Rate:** 3.75
Current Amount: \$222,816.31 **As Of:** 03/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1
Current Owner: Tylor Levi Moore AND Leah Moore
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED FAITH MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Tylor Levi Moore AND Leah Moore

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

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029157 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379855

NED Date: 04/25/2023 **Reception #:** 2023000022553
Original Sale Date: 08/23/2023
Deed of Trust Date: 02/03/2021 **Recording Date:** 02/09/2021 **Reception #:** 2021000015368
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, ROCKING HORSE FARMS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16467 INDIAN HILL STREET, BRIGHTON, CO 80603

Original Note Amt: \$620,500.00 **LoanType:** Unknown **Interest Rate:** 7.000
Current Amount: \$608,783.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Current Owner: RUSSELL G. MARR AND JUDY L. MARR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP.
Grantor (Borrower On Deed of Trust) RUSSELL G. MARR AND JUDY L. MARR

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009732090 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202379856

NED Date: 04/25/2023 **Reception #:** 2023000022561
Original Sale Date: 08/23/2023
Deed of Trust Date: 05/26/2022 **Recording Date:** 05/27/2022 **Reception #:** 2022000047775
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 6, HOME PLACE SUBDIVISION AMENDMENT 1, COUNTY ADAMS, STATE OF COLORADO.

Address: 2841 E. 102ND PLACE, THORNTON, CO 80229

Original Note Amt: \$572,330.00 **LoanType:** Unknown **Interest Rate:** 4.375
Current Amount: \$569,229.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: CHASE CONNOLLY AND COURTNEY RENNER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION
Grantor (Borrower On Deed of Trust) CHASE CONNOLLY AND COURTNEY RENNER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/29/2023
Last Publication Date: 07/27/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009782277 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202379857

NED Date: 04/25/2023 **Reception #:** 2023000022766
Original Sale Date: 08/23/2023
Deed of Trust Date: 08/31/2018 **Recording Date:** 09/06/2018 **Reception #:** 2018000072658
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 2, AURORA EAST VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182134416043

Address: 1687 Ensenada Way, Aurora, CO 80011

Original Note Amt: \$247,500.00 **LoanType:** Conventional **Interest Rate:** 4.99
Current Amount: \$248,793.82 **As Of:** 11/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): MCLP Asset Company, Inc.
Current Owner: Leticia Ursenia Hinojos
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) Leticia Ursenia Hinojos

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/29/2023
Last Publication Date: 07/27/2023
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029675 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379858

NED Date: 04/25/2023

Reception #: 2023000022767

Original Sale Date: 08/23/2023

Deed of Trust Date: 04/08/2021

Recording Date: 04/20/2021

Reception #: 2021000047097

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 7, SHADOW RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0157325119010

Address: 13555 Garfield Street, Thornton, CO 80241

Original Note Amt: \$482,106.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$464,557.50

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Luis Angel Macias AND Cecilia Figueroa

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) Luis Angel Macias AND Cecilia Figueroa

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/29/2023

Last Publication Date: 07/27/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029824

Phone: (303)706-9990

Fax: (303)706-9994