

Notices of Election and Demand Filed in Adams County

From April 27, 2023 Through April 27, 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: A202379859

NED Date: 04/27/2023 **Reception #:** 2023000023119
Original Sale Date: 08/30/2023
Deed of Trust Date: 07/07/2021 **Recording Date:** 07/14/2021 **Reception #:** 2021000084222
Re-Recording Date: 10/26/2021 **Re-Recorded #:** 2021000125557

Legal: LOT 18, BLOCK 2, AURORA EAST VILLAGE SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1677 ENSENADA WAY, AURORA, CO 80011

Original Note Amt: \$250,000.00 **LoanType:** Unknown **Interest Rate:** 3.125
Current Amount: \$244,020.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MSR Asset Vehicle LLC
Current Owner: THOMAS NICHOLS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING
Grantor (Borrower On Deed of Trust) THOMAS NICHOLS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/06/2023
Last Publication Date: 08/03/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009790981 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202379860

NED Date: 04/27/2023 **Reception #:** 2023000023122
Original Sale Date: 08/30/2023
Deed of Trust Date: 01/25/2019 **Recording Date:** 02/04/2019 **Reception #:** 2019000008215
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, COBBLESTONE VILLAGE SUBDIVISION FILING NO. 1, 1ST AMENDMENT, COUNTY OF ADAMS,
STATE OF COLORADO.

Address: 2991 W 81St Ave #L, Westminster, CO 80031

Original Note Amt: \$250,381.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$234,705.33 **As Of:** 12/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Sharon Granado AND Amanda Kereszt
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) Sharon Granado AND Amanda Kereszt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/06/2023
Last Publication Date: 08/03/2023
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029869 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379861

NED Date: 04/27/2023 **Reception #:** 2023000023121
Original Sale Date: 08/30/2023
Deed of Trust Date: 10/01/2021 **Recording Date:** 10/01/2021 **Reception #:** 2021000117062
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, REUNION FILING NO. 37, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16688 EAST 111TH CIRCLE, COMMERCE CITY, CO 80022

Original Note Amt: \$629,971.00 **LoanType:** Unknown **Interest Rate:** 5.000
Current Amount: \$621,469.01 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-HX1 TRUST
Current Owner: TERRA HORTON
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): TERRA HORTON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/06/2023
Last Publication Date: 08/03/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009783655 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202379862

NED Date: 04/27/2023 **Reception #:** 2023000023335
Original Sale Date: 08/30/2023
Deed of Trust Date: 05/13/2003 **Recording Date:** 05/20/2003 **Reception #:** C1145272
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 26, BLOCK 3, FOX RUN FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 3286 East 105th Place, Denver, CO 80233

Original Note Amt: \$122,538.78 **LoanType:** Unknown **Interest Rate:** 4.7500
Current Amount: \$58,396.18 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): FirstBank
Current Owner: Paul J. Adessa
Grantee (Lender On Deed of Trust): FirstBank of Littleton
Grantor (Borrower On Deed of Trust): Paul J. Adessa

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/06/2023
Last Publication Date: 08/03/2023

Attorney for Beneficiary: Lewis Roca Rothgerber Christie LLP

Attorney File Number: 307913-00051 **Phone:** (303)623-9000 **Fax:**

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Foreclosure Number: A202379863

NED Date: 04/27/2023

Reception #:

Original Sale Date: 08/30/2023

Deed of Trust Date: 09/28/2021

Recording Date: 10/01/2021

Reception #: 2021000116925

Re-Recording Date

Re-Recorded #:

Legal: Lot 153, BUFFALO HIGHLANDS SUBDIVISION FILING NO. 3, County of Adams, State of Colorado.

Address: 17561 E. 95th Ave, Commerce City, CO 80022

Original Note Amt: \$416,666.00

LoanType: FHA

Interest Rate: 3.000

Current Amount: \$409,434.89

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: John Mackenzie Kelly

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

Grantor (Borrower On Deed of Trust) John Mackenzie Kelly

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/06/2023

Last Publication Date: 08/03/2023

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

Attorney File Number: CO21540

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