

Notices of Election and Demand Filed in Adams County

From May 09, 2023 Through May 09, 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: A202379869

NED Date: 05/09/2023 **Reception #:** 2023000025661
Original Sale Date: 08/30/2023
Deed of Trust Date: 01/22/2021 **Recording Date:** 01/29/2021 **Reception #:** 2021000011107
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 4, NORTH CREEK FARMS SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

ASSESSOR PARCEL NUMBER(S): 0157302102010

Address: 16506 Lafayette St, Thornton, CO 80602

Original Note Amt: \$426,154.00 **LoanType:** VA **Interest Rate:** 2.375
Current Amount: \$412,114.92 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Spruce, Nathan, David
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PLANET HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Nathan David Spruce

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023
Last Publication Date: 08/10/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028977 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379870

NED Date: 05/09/2023 **Reception #:** 2023000025662
Original Sale Date: 08/30/2023
Deed of Trust Date: 05/22/2018 **Recording Date:** 05/31/2018 **Reception #:** 2018000044085
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 19612 E Batavia Drive, Aurora, CO 80011

Original Note Amt: \$100,000.00 **LoanType:** Conventional **Interest Rate:** 9.39
Current Amount: \$54,792.49 **As Of:** 11/15/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: MARIA VERONICA WHITCOMB
Grantee (Lender On Deed of Trust): PUBLIC SERVICE CREDIT UNION
Grantor (Borrower On Deed of Trust) Eric J Whitcomb

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023
Last Publication Date: 08/10/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 21-025717 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379871

NED Date: 05/09/2023 **Reception #:** 2023000025660
Original Sale Date: 08/30/2023
Deed of Trust Date: 10/02/2017 **Recording Date:** 10/10/2017 **Reception #:** 2017000088058
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 10, THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 15351 E 113TH AVENUE, COMMERCE CITY, CO 80022

Original Note Amt: \$414,139.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$393,653.32 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MATRIX FINANCIAL SERVICES CORP
Current Owner: JASON ERWIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR COLTEN MORTGAGE
Grantor (Borrower On Deed of Trust) JASON ERWIN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023
Last Publication Date: 08/10/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009793977 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202379872

NED Date: 05/09/2023 **Reception #:** 2023000025663
Original Sale Date: 08/30/2023
Deed of Trust Date: 03/27/2002 **Recording Date:** 04/03/2002 **Reception #:** C0950542
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, FLORADO, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7729 TEJON STREET, DENVER, CO 80221

Original Note Amt: \$148,500.00 **LoanType:** Unknown **Interest Rate:** 8.2400
Current Amount: \$127,539.49 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-4
Current Owner: PHILIP M GARCIA AND KATHLEEN M. GARCIA
Grantee (Lender On Deed of Trust): POPULAR FINANCIAL SERVICES. LLC
Grantor (Borrower On Deed of Trust) PHILIP M GARCIA AND KATHLEEN M. GARCIA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023
Last Publication Date: 08/10/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009786096 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202379873

NED Date: 05/09/2023

Reception #: 2023000025665

Original Sale Date: 08/30/2023

Deed of Trust Date: 06/17/2021

Recording Date: 06/23/2021

Reception #: 2021000075512

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 91D OF BLOCKS 91A, 91D, 91E AND 91F OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9451 High St, Thornton, CO 80229

Original Note Amt: \$286,400.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$277,875.26

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Citizens Bank NA f/k/a RBS Citizens NA

Current Owner: Richard Williams

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

Grantor (Borrower On Deed of Trust) Richard Williams

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/13/2023

Last Publication Date: 08/10/2023

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

Attorney File Number: CO21778

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202379874

NED Date: 05/09/2023

Reception #: 2023000025722

Original Sale Date: 08/30/2023

Deed of Trust Date: 10/18/2018

Recording Date: 10/25/2018

Reception #: 2018000086620

Re-Recording Date

Re-Recorded #:

Legal: Lot 16, Block 16, Pheasant Ridge P.U.D., County of Adams, State of Colorado

Address: 164 Montezuma Street, Brighton, CO 80601

Original Note Amt: \$387,845.00

LoanType: FHA

Interest Rate: 4.500

Current Amount: \$360,359.84

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Stacy D. Dixon and Kevin C. O'Farrell

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

Grantor (Borrower On Deed of Trust) Stacy D. Dixon and Kevin C. O'Farrell

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/13/2023

Last Publication Date: 08/10/2023

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

Attorney File Number: CO21783

Phone: (303)274-0155

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Foreclosure Number: A202379875

NED Date: 05/09/2023 **Reception #:** 2023000025730
Original Sale Date: 08/30/2023
Deed of Trust Date: 08/04/2017 **Recording Date:** 08/09/2017 **Reception #:** 2017000069234
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 23, OF BLOCKS 22 AND 23 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9140 Lilly Court, Thornton, CO 80229

Original Note Amt: \$258,000.00 **LoanType:** VA **Interest Rate:** 4.000
Current Amount: \$256,360.28 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: David J Mann and Elizabeth A Mann
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for US Mortgages,
its successors and assigns
Grantor (Borrower On Deed of Trust) David J Mann and Elizabeth A Mann

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023
Last Publication Date: 08/10/2023

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

Attorney File Number: CO21529 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379876

NED Date: 05/09/2023 **Reception #:** 2023000025853
Original Sale Date: 08/30/2023
Deed of Trust Date: 10/25/2017 **Recording Date:** 10/26/2017 **Reception #:** 2017000094465
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 3, QUAIL CROSSING SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1235 W 135th Ave, Westminster, CO 80234

Original Note Amt: \$289,656.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$214,139.97 **As Of:** 12/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Agustus A Schmitter
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) Agustus A Schmitter

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023
Last Publication Date: 08/10/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029875 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379877

NED Date: 05/09/2023

Reception #: 2023000025930

Original Sale Date: 08/30/2023

Deed of Trust Date: 08/18/2022

Recording Date: 08/19/2022

Reception #: 2022000070913

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 3061 W 92nd Ave Unit 14A, Westminster, CO 80031

Original Note Amt: \$334,248.00

LoanType: FHA

Interest Rate: 5.5

Current Amount: \$333,514.62

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC

Current Owner: James Ali Baker

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS
AND ASSIGNS

Grantor (Borrower On Deed of Trust) James Ali Baker

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/13/2023

Last Publication Date: 08/10/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029881

Phone: (303)706-9990

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