

Notices of Election and Demand Filed in Adams County

From May 23, 2023 Through May 23, 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: A202379892

NED Date:	05/23/2023	Reception #:	2023000028602		
Original Sale Date:	09/20/2023				
Deed of Trust Date:	06/09/2005	Recording Date:	06/14/2005	Reception #:	20050614000623200
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 5733 N Gibraltar Way #3-306, Aurora, CO 80019

Original Note Amt:	\$105,600.00	LoanType:	Conventional	Interest Rate:	4
Current Amount:	\$75,573.70	As Of:	01/01/2023	Interest Type:	Adjustable

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for GREENPOINT MORTGAGE FUNDING TRUST 2005-HY1, Asset Backed Certificates, Series 2005-HY1
Current Owner:	John Clifford and Esther M. Clifford
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	John Clifford

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030011 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379893

NED Date:	05/23/2023	Reception #:	2023000028592		
Original Sale Date:	09/20/2023				
Deed of Trust Date:	10/12/2017	Recording Date:	10/13/2017	Reception #:	2017000090021
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 3, BLOCK 10, QUEBEC HIGHLANDS FILING NO. 1, SECOND AMENDMENT RECORDED ON APRIL 2, 2007 AT RECEPTION NO. 2007000033323, IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL ID NUMBER: 0157121323015

Address: 13673 VALENTIA ST, THORNTON, CO 80602

Original Note Amt:	\$368,100.00	LoanType:	Unknown	Interest Rate:	4.125
Current Amount:	\$378,698.02	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	SPECIALIZED LOAN SERVICING LLC
Current Owner:	ELIZABETH A PLATA AND PEDRO A PLATA GRANADOS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	ELIZABETH A PLATA AND PEDRO A PLATA GRANADOS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029792 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379894

NED Date: 05/23/2023 **Reception #:** 2023000028594
Original Sale Date: 09/20/2023
Deed of Trust Date: 04/02/2015 **Recording Date:** 04/06/2015 **Reception #:** 2015000023737
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 9 AND 10, BLOCK 116, WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171929318004

Address: 8064 Julian St, Westminster, CO 80031

Original Note Amt: \$220,433.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$194,586.97 **As Of:** 01/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Von Berckefeldt, Eric
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Eric Von Berckefeldt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029979 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379895

NED Date: 05/23/2023 **Reception #:** 2023000028608
Original Sale Date: 09/20/2023
Deed of Trust Date: 06/25/2004 **Recording Date:** 07/06/2004 **Reception #:** 20040706000583750
Re-Recording Date 01/14/2005 **Re-Recorded #:** 20050114000051510

Legal: LOT 12, BLOCK 21, HEFTLER HOMES HILLCREST, SECOND FILING, BLOCKS 19, 20, 21, 23, 24, 25, 34 AND 35, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1250 W 102ND PLACE, NORTHGLENN, CO 80260

Original Note Amt: \$122,139.66 **LoanType:** Unknown **Interest Rate:** 5.750
Current Amount: \$62,899.30 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CHRISTOPHER SCOTT GIBSON
Grantee (Lender On Deed of Trust): EQUITABLE SAVINGS & LOAN ASSOCIATION
Grantor (Borrower On Deed of Trust): CHRISTOPHER SCOTT GIBSON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023570 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379896

NED Date:	05/23/2023	Reception #:	2023000028607	
Original Sale Date:	09/20/2023			
Deed of Trust Date:	10/10/2012	Recording Date:	10/16/2012	Reception #: 2012000077417
		Re-Recording Date		Re-Recorded #:

Legal: THE FOLLOWING REAL PROPERTY IN THE COUNTY OF ADAMS, AND STATE OF COLORADO, TO WIT:

LOT 4, BACHMAN TRACT, COUNTY OF ADAM, STATE OF COLORADO.

Address: 7580 Bachman Dr, Brighton, CO 80602

Original Note Amt:	\$161,000.00	LoanType:	Conventional	Interest Rate:	3.5
Current Amount:	\$126,292.92	As Of:	07/01/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	FREEDOM MORTGAGE CORPORATION
Current Owner:	Patricia Ann Borchardt
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STATE FARM BANK, F.S.B., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Patricia Ann Borchardt

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	07/27/2023
		Last Publication Date:	08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	23-029264	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379897

NED Date:	05/23/2023	Reception #:	2023000028595	
Original Sale Date:	09/20/2023			
Deed of Trust Date:	01/10/2020	Recording Date:	01/13/2020	Reception #: 2020000004020
		Re-Recording Date		Re-Recorded #:

Legal: LOT 21, BLOCK 58, NORTH GLENN -TWENTY-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171902204011

Address: 11857 Lafayette Street, Northglenn, CO 80233

Original Note Amt:	\$407,384.00	LoanType:	FHA	Interest Rate:	4.5
Current Amount:	\$387,051.50	As Of:	10/01/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	David Parke
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)	David Parke

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	07/27/2023
		Last Publication Date:	08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	23-029991	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379898

NED Date: 05/23/2023 **Reception #:** 2023000028613
Original Sale Date: 09/20/2023
Deed of Trust Date: 03/24/2004 **Recording Date:** 04/13/2004 **Reception #:** 20040413000229150
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 82, AMENDED PLAT OF BLOCKS 77, 78,79, 80, 81 AND 82 OF THORNTON, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9221 TRAVIS STREET, THORNTON, CO 80229

Original Note Amt: \$45,000.00 **LoanType:** **Interest Rate:** 5.500
Current Amount: \$28,728.19 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR4
Current Owner: KENNETH VINNAI
Grantee (Lender On Deed of Trust): MORTGAGE AVENUES, LLC
Grantor (Borrower On Deed of Trust): BONITA J. VINNAI

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009119603 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202379899

NED Date: 05/23/2023 **Reception #:** 2023000028609
Original Sale Date: 09/20/2023
Deed of Trust Date: 11/07/2017 **Recording Date:** 11/09/2017 **Reception #:** 2017000099474
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 3, WOODBRIDGE STATION SUBDIVISION FILING NO. 7, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12904 Hudson St, Thornton, CO 80241

Original Note Amt: \$308,516.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$252,286.02 **As Of:** 06/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Ryburn, Ashley, J
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): Ashley J Ryburn

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029949 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379900

NED Date:	05/23/2023	Reception #:	2023000028610
Original Sale Date:	09/20/2023		
Deed of Trust Date:	04/26/2004	Recording Date:	06/08/2004
		Reception #:	20040608000457910
		Re-Recording Date	Re-Recorded #:

Legal: LOT 10, BLOCK 41, NORTH GLENN THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

*A Scrivener's Error Affidavit was recorded on May 17, 2023, as Reception No. 2023000027673 in the records of the Clerk and Recorder of Adams County, to correct two errors in the Deed of Trust referencing the county the property was located in.

Address: 10512 Carlile St., Denver, CO 80233

Original Note Amt:	\$100,000.00	LoanType:	Unknown	Interest Rate:	4.500
Current Amount:	\$17,982.94	As Of:	05/22/2023	Interest Type:	Fixed

Current Lender (Beneficiary):	ZIONS BANCORPORATION, N.A. dba VECTRA BANK COLORADO
Current Owner:	SANDRA JANE DUBE
Grantee (Lender On Deed of Trust):	VECTRA BANK COLORADO, NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust)	SANDRA JANE DUBE

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	07/27/2023
		Last Publication Date:	08/24/2023

Attorney for Beneficiary: BROWN DUNNING WALKER FEIN DRUSCH PC

Attorney File Number:	3230-154	Phone:	(303)326-93363	Fax:	
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Foreclosure Number: A202379901

NED Date:	05/23/2023	Reception #:	2023000028605
Original Sale Date:	09/20/2023		
Deed of Trust Date:	11/08/2006	Recording Date:	12/01/2006
		Reception #:	2006001005973
		Re-Recording Date	Re-Recorded #:

Legal: LOT 15, BLOCK 5 VALLEY HI FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON FEBRUARY 1, 2022 AT RECEPTION NO. 2022000009182 TO CORRECT A TYPO IN THE LEGAL DESCRIPTION.

Address: 7877 Pearl Street, Denver, CO 80229

Original Note Amt:	\$161,600.00	LoanType:	Conventional	Interest Rate:	4.75
Current Amount:	\$114,987.87	As Of:	01/01/2023	Interest Type:	Fixed

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2007-A3 MORTGAGE PASS-THROUGH CERTIFICATES Series 2007-C
Current Owner:	Vargas, Larry, J
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AEGIS WHOLESALE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Larry J Vargas

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	07/27/2023
		Last Publication Date:	08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	22-026250	Phone:	(303)706-9990	Fax:	(303)706-9994
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