

Notices of Election and Demand Filed in Adams County

From May 25, 2023 Through May 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: A202379902

NED Date: 05/25/2023

Reception #: 2023000029179

Original Sale Date: 09/27/2023

Deed of Trust Date: 04/30/2007

Recording Date: 05/14/2007

Reception #: 2007000047187

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 4, TODD CREEK FARMS - FIFTH FILING AND AS SHOWING IN AFFIDAVIT OF CORRECTION
RECORDED JULY 25, 2000 IN BOOK 6197 AT PAGE 972, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10179 E 147TH AVE, BRIGHTON, CO 80602

Original Note Amt: \$484,500.00

Loan Type: Unknown

Interest Rate: 7.6500

Current Amount: \$469,529.71

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-4

Current Owner: RICARDO LUNA AND MARIA E LUNA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO.,
FSB

Grantor (Borrower On Deed of Trust) RICARDO LUNA AND MARIA E LUNA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/03/2023

Last Publication Date: 08/31/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009807306

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Adams County

From May 25, 2023 Through May 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: A202379903

NED Date: 05/25/2023

Reception #: 2023000029202

Original Sale Date: 09/27/2023

Deed of Trust Date: 10/24/2019

Recording Date: 11/07/2019

Reception #: 2019000096638

Re-Recording Date

Re-Recorded #:

Legal: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF ADAMS, STATE OF COLORADO:

LOT FOUR (4), BLOCK EIGHT (8), VALLEY-HI FIRST FILING.

APN #: 0171934103004

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MAY 19, 2023 AT RECEPTION NO. 2023000028161
TO CORRECT LEGAL DESCRIPTION.

Address: 560 E 78Th Pl, Denver, CO 80229

Original Note Amt: \$249,464.00

LoanType: FHA

Interest Rate: 3.75

Current Amount: \$237,210.20

As Of: 07/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.

Current Owner: Timothy L. Klingenberg AND Yolanda G. Klingenberg

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Low
VA Rates, LLC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Timothy L. Klingenberg AND Yolanda G. Klingenberg

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/03/2023

Last Publication Date: 08/31/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029310

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From May 25, 2023 Through May 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: A202379904

NED Date: 05/25/2023 **Reception #:** 2023000029293
Original Sale Date: 09/27/2023
Deed of Trust Date: 10/22/2020 **Recording Date:** 10/27/2020 **Reception #:** 2020000110296
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 9, EAGLE CREEK SUBDIVISION, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10903 E 96Th Pl, Commerce City, CO 80022

Original Note Amt: \$472,500.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$95,498.36 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Deborah J. Woolsey
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Deborah J. Woolsey

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/03/2023
Last Publication Date: 08/31/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030012 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379905

NED Date: 05/25/2023 **Reception #:** 2023000029432
Original Sale Date: 09/27/2023
Deed of Trust Date: 07/07/2006 **Recording Date:** 07/14/2006 **Reception #:** 20060714000712830**
Re-Recording Date: **Re-Recorded #:**

Legal: A PORTION OF PLOT 2, BLOCK 3, THE ORCHARD AND VEGATABLE GARDEN SUBURB NO. 1 ROSE HILL OF THE
WESTERN LAND AND COLONIZATION COMPANY ACCORDING TO THE RECORDED PLAT THEREOF DESCRIBED AS:
THE NORTH 140 FEET OF THE EAST 65 FEET OF THE WEST 375 FEET, COUNTY OF ADAMS, STATE OF COLORADO

**Pursuant to Home Affordable Modification Agreement effective October 1,2013

Address: 6615 E 61ST PLACE, COMMERCE CITY, CO 80022

Original Note Amt: \$273,600.00 **LoanType:** Unknown **Interest Rate:** 7.750
Current Amount: \$286,467.10 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, not in its individual capacity, but solely as trustee on
behalf of GSAA Home Equity Trust 2006-17
Current Owner: EARNEST ROMERO AND ERIKA RODRIGUEZ-ESCOBEDO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR INDYMAC BANK, F.S.B.
Grantor (Borrower On Deed of Trust): EARNEST ROMERO AND ERIKA RODRIGUEZ-ESCOBEDO AND JEREME SANCHEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/03/2023
Last Publication Date: 08/31/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009757121 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From May 25, 2023 Through May 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: A202379906

NED Date: 05/25/2023

Reception #: 2023000029453

Original Sale Date: 09/27/2023

Deed of Trust Date: 06/03/2019

Recording Date: 06/11/2019

Reception #: 2019000044505**

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 4, PLATTE RIVER RANCH FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

**MODIFICATION OF PROMISSORY NOTE AND/ OR DEED OF TRUST RECORDED ON 10/10/2019 AT RECEPTION NO.

2019000086780 TO CORRECT PAYMENT DUE DATE, MATURITY DATE AND PUD RIDER INFORMATION. THE

MODIFICATION OF PROMISSORY NOTE AND/ OR DEED OF TRUST WAS RE-RECORDED ON 10/17/2019 AT RECEPTION

2019000089176 TO INCLUDE THE PLANNED UNIT DEVELOPMENT RIDER.

Address: 1269 LARK AVENUE, BRIGHTON, CO 80601

Original Note Amt: \$374,000.00

Loan Type: FHA

Interest Rate: 5.000

Current Amount: \$353,765.50

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: JAMES ROGER HERNANDEZ, JR. AND ERICA JUSTINE HERNANDEZ

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS
SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) ERICA HERNANDEZ AND JAMES HERNANDEZ JR

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/03/2023

Last Publication Date: 08/31/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027190

Phone: (303)706-9990

Fax: (303)706-9994