

# Notices of Election and Demand Filed in Adams County

From June 01, 2023 Through June 01, 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:** A202379913

**NED Date:** 06/01/2023 **Reception #:** 2023000030607  
**Original Sale Date:** 09/27/2023  
**Deed of Trust Date:** 01/27/2018 **Recording Date:** 01/31/2018 **Reception #:** 2018000009195  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 16, CUNDALL FARMS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15878 CLAYTON ST., THORNTON, CO 80602

**Original Note Amt:** \$446,250.00 **LoanType:** **Interest Rate:**  
**Current Amount:** \$428,018.52 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** OLIVIA SAENZ AND JEREMY M STEVENS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR KBHS HOME LOANS, LLC  
**Grantor (Borrower On Deed of Trust)** OLIVIA SAENZ AND JEREMY M STEVENS

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/10/2023  
**Last Publication Date:** 09/07/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009817230 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** A202379914

**NED Date:** 06/01/2023 **Reception #:** 2023000030609  
**Original Sale Date:** 09/27/2023  
**Deed of Trust Date:** 08/20/2004 **Recording Date:** 08/24/2004 **Reception #:** 20040824000812540  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 1, YORK HIGHLANDS FILING NUMBER ONE, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9934 Columbine Street, Thornton, CO 80229

**Original Note Amt:** \$37,700.00 **LoanType:** Unknown **Interest Rate:** 7.925  
**Current Amount:** \$27,359.35 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Rex E. Riehemann  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for MIT Lending, Its  
Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Rex E. Riehemann

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/10/2023  
**Last Publication Date:** 09/07/2023  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-959354-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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**Foreclosure Number:** A202379915

**NED Date:** 06/01/2023

**Reception #:** 2023000030776

**Original Sale Date:** 09/27/2023

**Deed of Trust Date:** 03/31/2022

**Recording Date:** 04/07/2022

**Reception #:** 2022000031172

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 15A, VALLEY VISTA, FILING NO. 1.

TAX PARCEL ID NO.: 0171934306006

**Address:** 7570 Greenwood Boulevard, Denver, CO 80221

**Original Note Amt:** \$600,000.00

**LoanType:** FHA

**Interest Rate:** 6.625

**Current Amount:** \$271,539.46

**As Of:** 01/01/1950

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC

**Current Owner:** Joyce L. Smith

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Joyce L. Smith

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/10/2023

**Last Publication Date:** 09/07/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-030107

**Phone:** (303)706-9990

**Fax:** (303)706-9994