

Notices of Election and Demand Filed in Adams County

From June 06, 2023 Through June 06, 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: A202379916

NED Date: 06/06/2023

Reception #: 2023000031583

Original Sale Date: 09/27/2023

Deed of Trust Date: 08/08/2008

Recording Date: 08/11/2008

Reception #: 2008000064622

Re-Recording Date

Re-Recorded #:

Legal: LOT 46, HYLAND PARK HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

A.P.N. : 0171928208008

Address: 8492 Tejon Way, Denver, CO 80260

Original Note Amt: \$228,125.00

LoanType: FHA

Interest Rate: 6.625

Current Amount: \$177,579.43

As Of: 01/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Joseph A. Baca AND Ryan A. Traver

Grantee (Lender On Deed of Trust): SUMMIT HOME MORTGAGE, INC.

Grantor (Borrower On Deed of Trust) Joseph A. Baca AND Ryan A. Traver

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: 23-030106

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202379917

NED Date: 06/06/2023

Reception #: 2023000031585

Original Sale Date: 09/27/2023

Deed of Trust Date: 11/24/2015

Recording Date: 12/01/2015

Reception #: 2015000100227

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 10 FEET OF LOT 18 AND ALL OF LOT 19 EXCEPT THE SOUTH 5 FEET, BLOCK 11, SKYLINE VISTA FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7410 DECATUR ST, WESTMINSTER, CO 80030

Original Note Amt: \$147,000.00

LoanType: Unknown

Interest Rate: 4.9900

Current Amount: \$144,699.33

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): MATRIX FINANCIAL SERVICES CORP

Current Owner: LANETTE M DESANTIAGO

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust) LANETTE M DESANTIAGO

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: 00000009819244

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202379918

NED Date: 06/06/2023 **Reception #:** 2023000031586
Original Sale Date: 09/27/2023
Deed of Trust Date: 06/10/2009 **Recording Date:** 06/12/2009 **Reception #:** 2009000042608**
Re-Recording Date **Re-Recorded #:**

Legal: LOT 109, BLOCK 1, COBBLESTONE VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Modified by Loan Modification dated February 21, 2019 and recorded on March 8, 2019 at Reception No. 2019000017095 in the records of the Adams County Clerk and Recorder.

Address: 2923 WEST 81ST AVENUE #B, WESTMINSTER, CO 80031

Original Note Amt: \$57,956.00 **LoanType:** FHA **Interest Rate:** 5.500
Current Amount: \$37,524.10 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust M
Current Owner: ABIGAIL P RODRIGUEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR EVERBANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) ABIGAIL P RODRIGUEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/10/2023
Last Publication Date: 09/07/2023

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48078805 **Phone:** (877)353-2146 X1017 **Fax:**

Foreclosure Number: A202379919

NED Date: 06/06/2023 **Reception #:** 2023000031587
Original Sale Date: 09/27/2023
Deed of Trust Date: 12/16/2017 **Recording Date:** 12/26/2017 **Reception #:** 2017000113346
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 174, MARVEL HOMES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1780 OSWEGO STREET, AURORA, CO 80010

Original Note Amt: \$256,710.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$233,536.45 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.
Current Owner: DOMINIC HOFFMAN AND NICOLE HATHAWAY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust) DOMINIC HOFFMAN AND NICOLE HATHAWAY

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: 00000009822032 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202379920

NED Date: 06/06/2023

Reception #: 2023000031785

Original Sale Date: 09/27/2023

Deed of Trust Date: 10/06/2020

Recording Date: 10/14/2020

Reception #: 2020000103736

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, REUNION FILING NO. 15, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9903 SALIDA ST, COMMERCE CITY, CO 80022-8828

Original Note Amt: \$262,461.00

LoanType: VA

Interest Rate: 2.250

Current Amount: \$249,390.91

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Current Owner: LYNN D. BUSBY

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR QUICKEN LOANS, LLC

Grantor (Borrower On Deed of Trust) LYNN D. BUSBY

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: 00000009823824

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202379921

NED Date: 06/06/2023

Reception #: 2023000031786

Original Sale Date: 09/27/2023

Deed of Trust Date: 12/23/2003

Recording Date: 01/14/2004

Reception #: C1265699

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 2, NORTH STAR HILLS-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

*As corrected by Correction Affidavit Re: Scrivener's Error Recorded 04/29/2022 at reception NO 2022000038890.

Address: 692 West 87th Place, Thornton, CO 80260

Original Note Amt: \$203,000.00

LoanType: Unknown

Interest Rate: 4

Current Amount: \$154,520.57

As Of: 05/01/2021

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for
BKPL-EG Series N Trust

Current Owner: Brandy C Shea, Patrick T Shea

Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc.

Grantor (Borrower On Deed of Trust) Brandy C Shea Patrick T Shea

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/10/2023

Last Publication Date: 09/07/2023

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 22CO00054-1

Phone: (720)259-6710

Fax: (720)379-1375