

Notices of Election and Demand Filed in Adams County

From June 13, 2023 Through June 13, 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: A202379929

NED Date:	06/13/2023	Reception #:	2023000033130
Original Sale Date:	10/11/2023		
Deed of Trust Date:	03/18/2022	Recording Date:	03/24/2022
		Reception #:	2022000026181
		Re-Recording Date	Re-Recorded #:

Legal: LOT 8, BLOCK 1, NORTH GLENN-SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10978 Murray Dr, Northglenn, CO 80233

Original Note Amt:	\$347,848.00	LoanType:	FHA	Interest Rate:	2.7500
Current Amount:	\$342,824.57	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	Equity Prime Mortgage, LLC
Current Owner:	Gavin Fries
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for River City Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Gavin Fries

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	08/17/2023
		Last Publication Date:	09/14/2023

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

Attorney File Number:	CO21870	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: A202379930

NED Date:	06/13/2023	Reception #:	2023000033132
Original Sale Date:	10/11/2023		
Deed of Trust Date:	08/23/2002	Recording Date:	08/30/2002
		Reception #:	C1017627
		Re-Recording Date	Re-Recorded #:

Legal: LOT 4, BLOCK 2, SUNSET RIDGE, FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3785 WEST 95TH PLACE, WESTMINSTER, CO 80031

Original Note Amt:	\$191,530.00	LoanType:	FHA	Interest Rate:	4
Current Amount:	\$88,302.68	As Of:	02/01/2023	Interest Type:	Adjustable

Current Lender (Beneficiary):	WELLS FARGO BANK, NA
Current Owner:	Say Thao AND Chao Vang
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Say Thao AND Chao Vang

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	08/17/2023
		Last Publication Date:	09/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	14-003961	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379931

NED Date: 06/13/2023 **Reception #:** 2023000033137
Original Sale Date: 10/11/2023
Deed of Trust Date: 11/07/2005 **Recording Date:** 11/10/2005 **Reception #:** 20051110001246220
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, FOX RUN SUBDIVISION FILING NO. 11, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2863 E 110 th Drive, Northglenn, CO 80233

Original Note Amt: \$173,600.00 **LoanType:** Conventional **Interest Rate:** 2
Current Amount: \$120,133.33 **As Of:** 02/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR FREMONT HOME
LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E
Current Owner: Garcia, Lilia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FREEMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Lilia Garcia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/17/2023
Last Publication Date: 09/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030226 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379932

NED Date: 06/13/2023 **Reception #:** 2023000033131
Original Sale Date: 10/11/2023
Deed of Trust Date: 01/15/2014 **Recording Date:** 02/03/2014 **Reception #:** 2014000006867
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 19, 20, 21 and 22, BLOCK 7, DUPONT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8010 Ivy St, Commerce City, CO 80022

Original Note Amt: \$155,400.00 **LoanType:** Conventional **Interest Rate:** 4.625
Current Amount: \$137,775.90 **As Of:** 07/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Hayne, Cheryl, L
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust) Cheryl L Hayne

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/17/2023
Last Publication Date: 09/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030198 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379933

NED Date: 06/13/2023

Reception #: 2023000033135

Original Sale Date: 10/11/2023

Deed of Trust Date: 11/23/2016

Recording Date: 11/30/2016

Reception #: 2016000103220

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 148, REUNION FILING NO. 1, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10530 Sedalia Street, Commerce City, CO 80022

Original Note Amt: \$368,781.00

LoanType: VA

Interest Rate: 3.375

Current Amount: \$321,256.10

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC

Current Owner: Andrew Cassidy

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) Andrew Cassidy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/17/2023

Last Publication Date: 09/14/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030172

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202379934

NED Date: 06/13/2023

Reception #: 2023000033136

Original Sale Date: 10/11/2023

Deed of Trust Date: 10/30/2018

Recording Date: 11/06/2018

Reception #: 2018000089897

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 14, SHERRELWOOD ESTATES - FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1260 Marigold Dr, Denver, CO 80221

Original Note Amt: \$427,500.00

LoanType: Unknown

Interest Rate: 4.307

Current Amount: \$163,038.08

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Carrington Mortgage Services LLC

Current Owner: Vega Living Trust

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

Grantor (Borrower On Deed of Trust) Mary A. Vega

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/17/2023

Last Publication Date: 09/14/2023

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

Attorney File Number: CO21822

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202379935

NED Date: 06/13/2023 **Reception #:** 2023000033185
Original Sale Date: 10/11/2023
Deed of Trust Date: 06/05/2020 **Recording Date:** 07/21/2020 **Reception #:** 2020000068306
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO DESCRIBED AS FOLLOWS: LOT 8, BLOCK 20, PHEASANT RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO. GENERAL TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY.

Address: 292 Las Lomas St, Brighton, CO 80601

Original Note Amt: \$268,837.00 **LoanType:** VA **Interest Rate:** 2.750
Current Amount: \$255,955.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): American Financial Network, Inc.
Current Owner: Danyelle Marie Dinges
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financial Network, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Danyelle Marie Dinges

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/17/2023
Last Publication Date: 09/14/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-959686-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202379936

NED Date: 06/13/2023 **Reception #:** 2023000033187
Original Sale Date: 10/11/2023
Deed of Trust Date: 02/25/1994 **Recording Date:** 03/02/1994 **Reception #:** B1224976
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 4540 E 72nd Ave, Commerce City, CO 80022

Original Note Amt: \$66,280.00 **LoanType:** FHA **Interest Rate:** 7
Current Amount: \$4,735.05 **As Of:** 02/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 EBO Trust
Current Owner: Mary O Montoya AND John A Montoya
Grantee (Lender On Deed of Trust): FBS MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) Mary O Montoya AND John A Montoya

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/17/2023
Last Publication Date: 09/14/2023
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029731 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379937

NED Date: 06/13/2023

Reception #: 2023000033295

Original Sale Date: 10/11/2023

Deed of Trust Date: 12/05/2018

Recording Date: 12/12/2018

Reception #: 2018000099355

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS,
AND IS DESCRIBED AS FOLLOWS: LOT 18, BLOCK 2, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE
OF COLORADO.

Address: 47337 Lily Ave, Bennett, CO 80102

Original Note Amt: \$366,493.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$351,118.37

As Of: 12/01/2021

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Delgadillo, Jessie,Estrada, Gabriel

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

Grantor (Borrower On Deed of Trust) Gabriel Estrada AND Jessie Delgadillo

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 08/18/2023

Last Publication Date: 09/15/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030213

Phone: (303)706-9990

Fax: (303)706-9994