

# Notices of Election and Demand Filed in Adams County

From June 15, 2023 Through June 15, 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:** A202379938

**NED Date:** 06/15/2023 **Reception #:** 2023000033756  
**Original Sale Date:** 10/18/2023  
**Deed of Trust Date:** 04/16/2010 **Recording Date:** 04/20/2010 **Reception #:** 2010000025660  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 1, WOODGLENN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4151 East 115th Place, Thornton, CO 80233

**Original Note Amt:** \$158,574.00 **LoanType:** FHA **Interest Rate:** 3.5  
**Current Amount:** \$123,563.41 **As Of:** 02/01/2023 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Russell E Gilbert and Amy B Gilbert  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for America's  
Mortgage, LLC, A Colorado Limited Liability Company  
**Grantor (Borrower On Deed of Trust)** Russell E Gilbert and Amy B Gilbert

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/24/2023  
**Last Publication Date:** 09/21/2023  
**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.  
**Attorney File Number:** 23CO00248-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

**Foreclosure Number:** A202379939

**NED Date:** 06/15/2023 **Reception #:** 2023000033759  
**Original Sale Date:** 10/18/2023  
**Deed of Trust Date:** 09/04/2020 **Recording Date:** 09/17/2020 **Reception #:** 2020000093250  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS DESCRIBED AS  
FOLLOWS: LOT 6, BLOCK 9, THE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12164 Joplin Street, Commerce City, CO 80603

**Original Note Amt:** \$408,000.00 **LoanType:** VA **Interest Rate:** 2.375  
**Current Amount:** \$395,267.20 **As Of:** 03/01/2022 **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** Lilbern Roger Geiger AND Grace Mortenson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Lilbern Roger Geiger AND Grace Mortenson

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/24/2023  
**Last Publication Date:** 09/21/2023  
**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-029924 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** A202379940

**NED Date:** 06/15/2023

**Reception #:**

**Original Sale Date:** 10/18/2023

**Deed of Trust Date:** 03/02/2017

**Recording Date:** 03/08/2017

**Reception #:** 2017000020738

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 5, Block 7, Sherrelwood Estates, Filing No. 2, County of Adams, State of Colorado.

**Address:** 8224 Vallejo Street, Denver, CO 80221

**Original Note Amt:** \$405,000.00

**LoanType:** FHA

**Interest Rate:** 4.365

**Current Amount:** \$181,283.01

**As Of:**

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	Carrington Mortgage Services LLC
<b>Current Owner:</b>	The Gary T. Madden Trust dated October 15, 2008
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Reverse Mortgage Funding LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	The Gary T. Madden Trust dated October 15, 2008

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/24/2023

**Last Publication Date:** 09/21/2023

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

**Attorney File Number:** CO21869

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** A202379941

**NED Date:** 06/15/2023

**Reception #:** 2023000033763

**Original Sale Date:** 10/18/2023

**Deed of Trust Date:** 12/04/2020

**Recording Date:** 12/11/2020

**Reception #:** 2020000130332

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO, TO-WIT:  
LOT 11, BLOCK 2, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO. BEING THE SAME WHICH LGI HOMES-COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY BY DEED DATED MARCH 6, 2020 AND RECORDED MARCH 23, 2020 IN THE COUNTY OF ADAMS, STATE OF CO IN 2020000024294 CONVEYED UNTO EDWARD ROBINSON

**Address:** 47365 Lily Avenue, Bennett, CO 80102

**Original Note Amt:** \$301,448.00

**LoanType:** VA

**Interest Rate:** 2.250

**Current Amount:** \$288,885.91

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	CrossCountry Mortgage, LLC
<b>Current Owner:</b>	YFE TRUST
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for CrossCountry Mortgage, LLC
<b>Grantor (Borrower On Deed of Trust)</b>	Edward Robinson

**Publication:** Eastern Colorado News (I-70 Sco

**First Publication Date:** 08/25/2023

**Last Publication Date:** 09/22/2023

**Attorney for Beneficiary:** Messner Reeves LLP

**Attorney File Number:** 8014.0155

**Phone:** (303)623-1800

**Fax:** (303)623-0552

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**Foreclosure Number:** A202379942

**NED Date:** 06/15/2023

**Reception #:** 2023000033768

**Original Sale Date:** 10/18/2023

**Deed of Trust Date:** 01/19/2021

**Recording Date:** 01/27/2021

**Reception #:** 2021000009874

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 33, Block 1, Florado Filing 2, County of Adams, State of Colorado.

**Address:** 7765 Florado St, Denver, CO 80221

**Original Note Amt:** \$180,000.00

**LoanType:** Unknown

**Interest Rate:** 3.625

**Current Amount:** \$162,721.72

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC

**Current Owner:** Brian L. Harrod

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

**Grantor (Borrower On Deed of Trust)** Brian L. Harrod

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/24/2023

**Last Publication Date:** 09/21/2023

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

**Attorney File Number:** CO21423

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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**Foreclosure Number:** A202379943

**NED Date:** 06/15/2023

**Reception #:** 2023000033865

**Original Sale Date:** 10/18/2023

**Deed of Trust Date:** 11/01/2019

**Recording Date:** 11/06/2019

**Reception #:** 2019000095752

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** UNIT D, CONDOMINIUM BUILDING B, THE LEGENDS AT HUNTERS GLEN CONDOMINIUM- NO. 18, IN ACCORDANCE WITH THE CONDOMINIUM MAP RECORDED AUGUST 21, 1998 AT RECEPTION NO. C0434064 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LEGENDS AT HUNTERS GLEN, RECORDED JUNE 27, 1996 IN BOOK 4780 AT PAGE 980 IN SAID RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE 25 IN GARAGE NO. 2, THE LEGENDS AT HUNTERS GLEN CONDOMINIUM - NO. 16 IN ACCORDANCE WITH THE CONDOMINIUM MAP RECORDED MAY 22, 1998 AT RECEPTION NO. C0400466 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, COLORADO AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LEGENDS AT HUNTERS GLEN, RECORDED JUNE 27, 1996 IN BOOK 4780 AT PAGE 980 IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12965 Lafayette St Unit D, Thornton, CO 80241

**Original Note Amt:** \$405,000.00

**LoanType:** FHA

**Interest Rate:** 3.831

**Current Amount:** \$169,290.00

**As Of:**

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Carrington Mortgage Services LLC

**Current Owner:** Fausto H. Hernandez and Myriam Hernandez

**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)** Fausto H. Hernandez and Myriam Hernandez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/24/2023

**Last Publication Date:** 09/21/2023

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

**Attorney File Number:** CO21939

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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**Foreclosure Number:** A202379944

**NED Date:** 06/15/2023

**Reception #:** 2023000033877

**Original Sale Date:** 10/18/2023

**Deed of Trust Date:** 03/17/2020

**Recording Date:** 03/24/2020

**Reception #:** 2020000026325

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171916208100

**Address:** 10211 Ura Lane, #5-201, Thornton, CO 80260

**Original Note Amt:** \$152,387.00

**LoanType:** Conventional

**Interest Rate:** 4

**Current Amount:** \$146,884.87

**As Of:** 02/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Pasillas, Maximino

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

**Grantor (Borrower On Deed of Trust)** Maximino Pasillas

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/24/2023

**Last Publication Date:** 09/21/2023

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

**Attorney File Number:** 23-030236

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

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