Notices of Election and Demand Filed in Adams County

From August 15, 2023 Through August 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: A202380027

NED Date: 08/15/2023

Original Sale Date:

12/13/2023

Reception #: 2023000046376

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

11/15/2019

Reception #: 2019000099699

Re-Recording Date Re-Recorded #:

Legal: LOT 80, REUNION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 17083 EAST 104TH WAY, COMMERCE CITY, CO 80022

Original Note Amt:\$304,232.00LoanType:UnknownInterest Rate:3.500Current Amount:\$285,020.74As Of:Interest Type:Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: LISA K. BRUNER AND LISA KATHLEEN DENISE CARL

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) LISA K. BRUNER AND ADAM BRUNER

Publication: Northglenn-Thornton Sentinel First Publication Date: 10/19/2023

Last Publication Date: 11/16/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009864786 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380028

NED Date: 08/15/2023 **Reception #:** 2023000046375

Original Sale Date: 12/13/2023

Deed of Trust Date: 06/10/2020 **Recording Date:** 06/19/2020 **Reception #:** 2020000055928

Re-Recording Date Re-Recorded #:

Legal: LOT 6, BLOCK 5, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 47406 Lilac Ave, Bennett, CO 80102

Original Note Amt:\$418,185.00LoanType:FHAInterest Rate:3.125Current Amount:\$394,460.07As Of:04/01/2023Interest Type:Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC

Current Owner: Jessica Mora Escalera and Jose A Mora

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry

Mortgage, LLC

Grantor (Borrower On Deed of Trust)

Jessica Mora Escalera and Jose A Mora

Publication: Eastern Colorado News (I-70 Scor First Publication Date: 10/20/2023

Last Publication Date: 11/17/2023

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

Attorney File Number: 22CO00266-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202380029

NED Date: 08/15/2023 Reception #:

Original Sale Date: 12/13/2023

2006000992264 **Recording Date:** 10/20/2006 Reception #: **Deed of Trust Date:** 10/18/2006

> Re-Recorded #: **Re-Recording Date**

2023000046386

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 3520 W 80TH AVE, WESTMINSTER, CO 80030-4276

Unknown 11.250 **Original Note Amt:** \$104,500.00 LoanType: **Interest Rate: Current Amount:** \$95,091.29 As Of: **Interest Type:** Adjustable

Current Lender (Beneficiary): Wilmington Trust National Association, as Successor trustee to Citibank, N.A., as trustee for

the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series

2007-HE2

Current Owner: BENTURA ROMERO AND KIMBERLY ROMERO **Grantee (Lender On Deed of Trust):** OPTION ONE MORTGAGE CORPORATION **Grantor (Borrower On Deed of Trust)** BENTURA ROMERO AND KIMBERLY ROMERO

Publication: Northglenn-Thornton Sentinel First Publication Date: 10/19/2023

Last Publication Date: 11/16/2023

Barrett, Frappier & Weisserman, LLP Attorney for Beneficiary:

00000009815408 **Attorney File Number:** (303)350-3711 (303)813-1107 Phone: Fax:

A202380030 **Foreclosure Number:**

Reception #: 2023000046377 **NED Date:** 08/15/2023

Original Sale Date: 12/13/2023

2022000019377 03/02/2022 Reception #: **Deed of Trust Date:** 02/28/2022 **Recording Date:**

> Re-Recorded #: **Re-Recording Date**

Legal: LOT 1, JERRY WALSH SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 210 Great Western Road, Brighton, CO 80601

Unknown **Original Note Amt:** \$990,000.00 LoanType: **Interest Rate:** 5 **Current Amount:** \$928,061.89 As Of: Fixed

Interest Type:

Current Lender (Beneficiary): RAM AUTO REPAIR INC.

Current Owner: RENEW ROOFING AND PAVING LLC

Grantee (Lender On Deed of Trust): RAM AUTO REPAIR INC.

Grantor (Borrower On Deed of Trust) RENEW ROOFING AND PAVING LLC, MICHAEL JOSEPH STEVENS JR., AND

CHARLIE ANTHONY LOPEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/19/2023

Last Publication Date: 11/16/2023

Attorney for Beneficiary: Huntington C. Brown & Associates LLC

80030 **Attorney File Number:** Phone: (303)830-0808 (303)830-0804

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Foreclosure Number: A202380031

NED Date: 08/15/2023

Original Sale Date:

Deed of Trust Date:

12/13/2023

Reception #: 2023000046451

05/28/2015 Recording Date:

06/05/2015

Reception #: 2015000042675

Re-Recording Date Re-Recorded #:

Legal: LOT 11, BLOCK 1, HAWK RIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14330 Emporia Street, Brighton, CO 80602

Original Note Amt:\$110,000.00LoanType:UnknownInterest Rate:6.00Current Amount:\$81,561.65As Of:Interest Type:Fixed

Current Lender (Beneficiary): Credit Union of Denver

Current Owner: Jeffrey A Diette and Stephanie K Diette

Grantee (Lender On Deed of Trust): Credit Union of Denver

Grantor (Borrower On Deed of Trust) Bruce Winsett

Publication: Northglenn-Thornton Sentinel First Publication Date: 10/19/2023

Last Publication Date: 11/16/2023

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80031 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202380032

NED Date: 08/15/2023 **Reception #:** 2023000046530

Original Sale Date: 12/13/2023

Deed of Trust Date: 08/01/2017 **Recording Date:** 08/03/2017 **Reception #:** 2017000067212

Re-Recording Date Re-Recorded #:

Legal: LOT 6A, BLOCK 8, QUEBEC RIVERDALE SUBDIVISION AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF

COLORADO.

Address: 6760 E 129TH AVE, THORNTON, CO 80602

Original Note Amt:\$294,973.00LoanType:UnknownInterest Rate:4.125Current Amount:\$245,471.46As Of:Interest Type:Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: MICHELLE K JONES

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS

NOMINEE FOR MARKETPLACE HOME MORTGAGE, L.L.C.

Grantor (Borrower On Deed of Trust) MICHELLE K JONES

Publication: Northglenn-Thornton Sentinel First Publication Date: 10/19/2023

Last Publication Date: 11/16/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009856857 **Phone:** (303)350-3711 **Fax:** (303)813-1107