From October 05, 2023 Through October 05, 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: A202380098

NED Date: 10/05/2023

Original Sale Date: 02/07/2024

Deed of Trust Date: 06/01/2015 **Recording Date:** 06/12/2015 **Reception #:** 2015000044903

Reception #:

Re-Recording Date Re-Recorded #:

2023000056646

Legal: Lot 1, Block 34, North Glen - Second Filing, County of Adams, State of Colorado.

Address: 421 Emery Rd, Northglenn, CO 80233

Original Note Amt:\$106,000.00LoanType:UnknownInterest Rate:3.750Current Amount:\$49,892.07As Of:Interest Type:Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association

Current Owner: Darrel Charles Boudreaux and Wanda Berniece Boudreaux

Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.

Grantor (Borrower On Deed of Trust)

Darrel Charles Boudreaux and Wanda Berniece Boudreaux

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO230097 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202380099

NED Date: 10/05/2023 **Reception #:** 2023000056647

Original Sale Date: 02/07/2024

Deed of Trust Date: 10/23/2021 **Recording Date:** 01/19/2022 **Reception #:** 2022000004941

Re-Recording Date Re-Recorded #:

Legal: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF CO, AND IS DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 2, MERRILL-CLANCY ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM CHRISTINE LILLARD N/K/A CHRISTINE THIEMAN TO CHRISTINE M. THIEMAN BY THE DEED DATED JUNE 23, 2021 AND RECORDED JULY 1, 2021 AS INSTRUMENT

NUMBER 2021000079516 OF OFFICIAL RECORDS.

Address: 872 S. 3rd Ave, Brighton, CO 80601

Original Note Amt:\$185,000.00Loan Type:UnknownInterest Rate:3.500Current Amount:\$180,845.75As Of:Interest Type:Fixed

Current Lender (Beneficiary): AmeriSave Mortgage Corporation

Current Owner: Christine M. Thieman

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

Mortgage Corporation its successors and assigns

Grantor (Borrower On Deed of Trust) Christine M. Thieman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8021.0052 **Phone:** (303)623-1800 **Fax:** (303)623-0552

From October 05, 2023 Through October 05, 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: A202380100

NED Date: 10/05/2023 Reception #: 2023000056648

Original Sale Date: 02/07/2024

Deed of Trust Date: 02/16/2021 **Recording Date:** 02/17/2021 **Reception #:** 2021000018339

Re-Recording Date Re-Recorded #:

Legal: LOTS 36 AND 37, BLOCK 80, EXCEPT THE REAR 8 FEET THEREOF, AURORA, COUNTY OF ADAMS, STATE OF

COLORADO.

Address: 1941 Havana Street, Aurora, CO 80010

Original Note Amt:\$366,300.00LoanType:FHAInterest Rate:2.875Current Amount:\$349,775.95As Of:Interest Type:Fixed

Current Lender (Beneficiary): CrossCouny Mortgage, LLC

Current Owner: Domenic Reyes Castro and Krystyna Mychal Castro

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

Mortgage, LLC its successors and assigns

Grantor (Borrower On Deed of Trust)

Domenic Reyes Castro and Krystyna Mychal Castro

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 7729.0300 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202380101

NED Date: 10/05/2023 **Reception #:** 2023000056700

Original Sale Date: 02/07/2024

Deed of Trust Date: 05/26/2021 **Recording Date:** 05/27/2021 **Reception #:** 2021000064545

Re-Recording Date Re-Recorded #:

Legal: LOT 11, BLOCK 14, FRONTERRA VILLAGE FILING NO. 1, AS AMENDED BY RATIFICATION OF RECORDED

PLAT RECORDED AUGUST 23, 2002 UNDER RECEPTION NO. C1014402, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172317303011

Address: 9965 Helena Street, Commerce City, CO 80022

Original Note Amt:\$432,030.00LoanType:FHAInterest Rate:3.25Current Amount:\$415,798.73As Of:05/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Ruth Hernandez AND Mary Tiffany Hernandez

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

GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS

SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust)

Ruth Hernandez AND Mary Tiffany Hernandez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030861 **Phone:** (303)706-9990 **Fax:** (303)706-9994

From October 05, 2023 Through October 05, 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: A202380102

NED Date: 10/05/2023 **Reception #:** 2023000056699

Original Sale Date: 02/07/2024

Deed of Trust Date: 12/07/2017 **Recording Date:** 12/11/2017 **Reception #:** 2017000108581

Re-Recording Date Re-Recorded #:

Legal: LOT 8, BLOCK 8, HOME FARM SUBDIVISION, FILING NO.2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12796 Home Farm Drive, Westminster, CO 80234

Original Note Amt:\$411,600.00LoanType:ConventionalInterest Rate:4.75Current Amount:\$371,427.86As Of:04/01/2023Interest Type:Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.

Current Owner: Duoc Nguyen AND Huyen Thi Bich Lai

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

CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Duoc Nguyen AND Huyen Thi Bich Lai

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030986 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380103

NED Date: 10/05/2023 **Reception #:** 2023000056701

Original Sale Date: 02/07/2024

Deed of Trust Date: 04/03/2013 **Recording Date:** 04/05/2013 **Reception #:** 2013000028787

Re-Recording Date Re-Recorded #:

Legal: LOT 28, PEACH HOLLOW ESTATES, P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1680 August Lane, Brighton, CO 80601

Original Note Amt:\$188,977.00LoanType:VAInterest Rate:2.875Current Amount:\$174,052.86As Of:05/01/2023Interest Type:Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.

Current Owner: Mark L Chadwick AND Tracey L Chadwick

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

PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Mark L Chadwick AND Tracey L Chadwick

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030941 **Phone:** (303)706-9990 **Fax:** (303)706-9994

From October 05, 2023 Through October 05, 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: A202380104

NED Date: 10/05/2023 **Reception #:** 2023000056702

Original Sale Date: 02/07/2024

Deed of Trust Date: 05/28/2015 **Recording Date:** 06/19/2015 **Reception #:** 2015000047499

Re-Recording Date Re-Recorded #:

Legal: LOT 7, BLOCK 15, FLORADO, FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171928322007

Address: 8032 Zuni Street, Denver, CO 80221

Original Note Amt:\$136,500.00LoanType:ConventionalInterest Rate:4.25Current Amount:\$115,567.38As Of:05/01/2023Interest Type:Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC

Current Owner: Juan L. Meza

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

LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Juan L. Meza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030887 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380105

NED Date: 10/05/2023 **Reception #:** 2023000056751

Original Sale Date: 02/07/2024

Deed of Trust Date: 05/11/2020 **Recording Date:** 05/12/2020 **Reception #:** 2020000043199

Re-Recording Date Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171928111100

Address: 8701 Huron Street Unit 7-211, Thornton, CO 80260

 Original Note Amt:
 \$147,283.00
 LoanType:
 FHA
 Interest Rate:
 3.875

 Current Amount:
 \$138,661.64
 As Of:
 05/01/2023
 Interest Type:
 Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Garcia, Ismael

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) Ismael Garcia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030909 **Phone:** (303)706-9990 **Fax:** (303)706-9994

From October 05, 2023 Through October 05, 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: A202380106

NED Date: 10/05/2023 Reception #: 2023000056705

Original Sale Date: 02/07/2024

Deed of Trust Date: 04/15/2022 **Recording Date:** 04/20/2022 **Reception #:** 2022000035339

Re-Recording Date Re-Recorded #:

Legal: LOT 13, BLOCK 2, NORTH GLENN TWENTYSEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11820 Lincoln Street, Northglenn, CO 80233

Original Note Amt:\$139,200.00Loan Type:ConventionalInterest Rate:10.75Current Amount:\$134,874.35As Of:11/01/2022Interest Type:Fixed

Current Lender (Beneficiary): CWS INVESTMENTS, INC

Current Owner: Jason M. Ketchel AND Heather L. Ketchel

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

LENDAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust)

Jason M. Ketchel AND Heather L. Ketchel

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030888 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380107

NED Date: 10/05/2023 Reception #: 2023000056753

Original Sale Date: 02/07/2024

Deed of Trust Date: 03/05/2021 **Recording Date:** 03/16/2021 **Reception #:** 2021000031692

Re-Recording Date Re-Recorded #:

Legal: Lot 7, Block 6, Bennett Lot 8, County of Adams, State of Colorado

Address: 645 Palmer Ave, Bennett, CO 80102

Original Note Amt:\$375,000.00LoanType:UnknownInterest Rate:3.8Current Amount:\$349,691.03As Of:Interest Type:Fixed

Current Lender (Beneficiary): Joan I. Lujan

Current Owner: 645 Palmer Ave Trust

Grantee (Lender On Deed of Trust): Joan I. Lujan
Grantor (Borrower On Deed of Trust) 645 Palmer Ave Trust

Publication: Eastern Colorado News (I-70 Scot First Publication Date: 12/15/2023

Last Publication Date: 01/12/2024

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney File Number: 25183.0003 **Phone:** (303)333-9810 **Fax:** (303)333-9786

From October 05, 2023 Through October 05, 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: A202380108

NED Date: 10/05/2023 Reception #: 2023000056754

Original Sale Date: 02/07/2024

Deed of Trust Date: 05/22/2020 **Recording Date:** 06/03/2020 **Reception #:** 2020000049994

Re-Recording Date Re-Recorded #:

Legal: South 1/2 of Lot 9, Block 4, North Federal Hills County of Adams, State of Colorado

Address: 2791 W. 66th Place, Denver, CO 80221

Original Note Amt:\$300,000.00LoanType:UnknownInterest Rate:10Current Amount:\$290,704.65As Of:Interest Type:Fixed

Current Lender (Beneficiary): Sandra Maestas
Current Owner: Kevin D. McDonald
Grantee (Lender On Deed of Trust): Sandra Maestas

Grantee (Lender On Deed of Trust): Sandra Maestas
Grantor (Borrower On Deed of Trust) Kevin D. McDonald

Publication:Northglenn-Thornton SentinelFirst Publication Date:12/14/2023Last Publication Date:01/11/2024

Last Publication Date: 01/
rney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney for Beneficiary: Foster Graham Milstein & Calisher LLP

Attorney File Number: 03625.0002 Phone: (303)333-9810 Fax: (303)333-9786

Foreclosure Number: A202380109

NED Date: 10/05/2023 **Reception #:** 2023000056783

Original Sale Date: 02/07/2024

Deed of Trust Date: 10/28/2020 **Recording Date:** 11/04/2020 **Reception #:** 2020000113823

Re-Recording Date Re-Recorded #:

Legal: LOTS 33 AND 34, BLOCK 5, COLLEGE CREST, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182505304016

Address: 6741 - 6743 Hooker St, Denver, CO 80221

Original Note Amt:\$540,038.00LoanType:FHAInterest Rate:3.25Current Amount:\$512,550.81As Of:05/01/2023Interest Type:Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Ron J. Botello, Jr. AND Johnnie Lynn Gurule

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

PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND

ASSIGNS

Grantor (Borrower On Deed of Trust) Ron J. Botello Jr. AND Johnnie Lynn Gurule

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030995 **Phone:** (303)706-9990 **Fax:** (303)706-9994

From October 05, 2023 Through October 05, 2023

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Foreclosure Number: A202380110

NED Date: 10/05/2023 **Reception #:** 2023000056784

Original Sale Date: 02/07/2024

Deed of Trust Date: 12/16/2005 **Recording Date:** 01/04/2006 **Reception #:** 20060104000009690

Re-Recording Date Re-Recorded #:

Legal: LOT 384, SKYLAKE RANCH SUBDIVISION PHASE 3 FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE

RECORDED PLAT THEREOF RECORDED SEPTEMBER 23, 2003 UNDER RECEPTION NO. C1213050, COUNTY

OF ADAMS, STATE OF COLORADO.

Address: 11364 JERSEY STREET, THORNTON, CO 80233

Original Note Amt:\$206,064.00LoanType:UnknownInterest Rate:6.500Current Amount:\$201,801.35As Of:Interest Type:Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME

EQUITY TRUST 2006-8, ASSET-BACKED CERTIFICATES. SERIES 2006-8

Current Owner: EDWARD M POLAK AND ELSIE E POLAK AND HEATHER L POLAK

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

NOMINEE FOR DHI MORTGAGE COMPANY LTD

Grantor (Borrower On Deed of Trust) EDWARD M POLAK AND ELSIE E POLAK AND HEATHER L POLAK

Publication: Northglenn-Thornton Sentinel First Publication Date: 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009902164 **Phone:** (303)350-3711 **Fax:** (303)813-1107