# Notices of Election and Demand Filed in Adams County

### From November 21, 2023 Through November 21, 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: A202380176

**NED Date:** 11/21/2023 **Reception #:** 

Original Sale Date: 03/20/2024

**Deed of Trust Date:** 10/30/2018 **Recording Date:** 11/01/2018 **Reception #:** 2018000088368

Re-Recording Date Re-Recorded #:

2023000065004

Legal: LOT 2, BLOCK 27A, VALLEY VISTA FILING NO.1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 840 BRONCO RD, DENVER, CO 80221-3529

Original Note Amt:\$201,000.00LoanType:UnknownInterest Rate:5.125Current Amount:\$189,886.77As Of:Interest Type:Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Current Owner: PHILIP JOSHUA MIERA

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

NOMINEE FOR CALIBER HOME LOANS, INC.

Grantor (Borrower On Deed of Trust) PHILIP JOSHUA MIERA

Publication: Northglenn-Thornton Sentinel First Publication Date: 01/25/2024

**Last Publication Date:** 02/22/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009947615 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380177

**NED Date:** 11/21/2023 **Reception #:** 2023000065015

Original Sale Date: 03/20/2024

**Deed of Trust Date:** 03/18/2019 **Recording Date:** 03/20/2019 **Reception #:** 2019000020389

Re-Recording Date Re-Recorded #:

Legal: LOT 16, BLOCK 4, VILLAS AT ASPEN RESERVE SUBDIVISION FILING NO. 1 - 1ST AMENDMENT, CITY OF THORNTON,

COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6980 E 121st Pl, Thornton, CO 80602

Original Note Amt:\$437,525.00LoanType:UnknownInterest Rate:4.375Current Amount:\$405,264.66As Of:Interest Type:Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Eric Samaniego Chavez

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

Residential Mortgage Group, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Eric Samaniego Chavez

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 01/25/2024

**Last Publication Date:** 02/22/2024

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

**Attorney File Number:** CO21615 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380178

**NED Date:** 11/21/2023 **Reception #:** 2023000065027

Original Sale Date: 03/20/2024

**Deed of Trust Date:** 04/01/2021 **Recording Date:** 04/06/2021 **Reception #:** 2021000041380

Re-Recording Date Re-Recorded #:

Legal: LOT 4, BLOCK 2, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF

COLORADO.

Address: 21732 E 50th Drive, Aurora, CO 80019

Original Note Amt:\$484,330.00LoanType:FHAInterest Rate:3.750Current Amount:\$469,299.05As Of:Interest Type:Fixed

Current Lender (Beneficiary): Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB

Current Owner: Timothy M Sandos and Tamara J Montoya-Sandos

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Nest Home Lending, LLC, Its

Successors and Assigns

Grantor (Borrower On Deed of Trust) Timothy M Sandos and Tamara J Montoya-Sandos

Publication: Northglenn-Thornton Sentinel First Publication Date: 01/25/2024

**Last Publication Date:** 02/22/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-968243-LL Phone: (877)369-6122 Fax: (186)689-47369

Foreclosure Number: A202380179

**NED Date:** 11/21/2023 **Reception #:** 2023000065072

Original Sale Date: 03/20/2024

**Deed of Trust Date:** 04/25/2014 **Recording Date:** 05/08/2014 **Reception #:** 2014000027992

Re-Recording Date Re-Recorded #:

Legal: LOT 6, BLOCK 14, THE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12276 Helena Street, Brighton, CO 80603

Original Note Amt:\$209,000.00LoanType:UnknownInterest Rate:3.500Current Amount:\$89,237.78As Of:Interest Type:Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC

Current Owner: Trevor J Briggs

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Wyndham Capital

Mortgage, Inc., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Gregory S. Streno

Publication: Northglenn-Thornton Sentinel First Publication Date: 01/25/2024

**Last Publication Date:** 02/22/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-969476-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202380180

**NED Date:** 11/21/2023 **Reception #:** 2023000065107

Original Sale Date: 03/20/2024

**Deed of Trust Date:** 12/28/2017 **Recording Date:** 12/29/2017 **Reception #:** 2017000114684

Re-Recording Date Re-Recorded #:

Legal: Lot 4A of Block 11, Lewis Pointe Amendment 1, County of Adams, State of Colorado

Address: 14149 Glencoe Street, Thornton, CO 80602

Original Note Amt:\$501,983.00LoanType:FHAInterest Rate:3.875Current Amount:\$448,592.48As Of:Interest Type:Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Rajesh Damani

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Eagle home

Mortgage, LLC, a Florida Limited Liability Company, its successors & assigns

Grantor (Borrower On Deed of Trust) Rajesh Damani

Publication: Northglenn-Thornton Sentinel First Publication Date: 01/25/2024

**Last Publication Date:** 02/22/2024

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

**Attorney File Number:** CO22535 **Phone:** (303)274-0155 **Fax:** (303)274-0159