From February 27, 2024 Through February 27, 2024

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Foreclosure Number: A202480336

NED Date: 02/27/2024 **Reception #:** 2024000009772

Original Sale Date: 06/26/2024

Deed of Trust Date: 09/23/2021 **Recording Date:** 09/30/2021 **Reception #:** 2021000116077

Re-Recording Date Re-Recorded #:

Legal: LOT 9, BLOCK 32, PERL-MACK MANOR FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7331 Quivas Street, Denver, CO 80221

Original Note Amt:\$308,910.00LoanType:FHAInterest Rate:2.500Current Amount:\$295,330.23As Of:Interest Type:Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Della Naranjo

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

LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Della Naranjo

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/02/2024

Last Publication Date: 05/30/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-984078-LL Phone: (877)369-6122 Fax: (186)689-47369

Foreclosure Number: A202480337

NED Date: 02/27/2024 **Reception #:** 2024000009775

Original Sale Date: 06/26/2024

Deed of Trust Date: 06/16/2016 **Recording Date:** 06/20/2016 **Reception #:** 2016000048660

Re-Recording Date Re-Recorded #:

Legal: LOTS 7 AND 8, BLOCK 12, CENTRAL ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 270 N 8th Avenue, Brighton, CO 80601

Original Note Amt:\$390,000.00LoanType:FHAInterest Rate:6.998Current Amount:\$85,256.04As Of:01/01/1950Interest Type:Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC

Current Owner: Martha Bradfield

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

AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Martha Bradfield

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/02/2024

Last Publication Date: 05/30/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031860 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480338

NED Date: 02/27/2024 **Reception #:** 2024000009774

Original Sale Date: 06/26/2024

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:\$158,574.00LoanType:FHAInterest Rate:3.5Current Amount:\$121,911.53As Of:10/01/2023Interest Type:Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Amy B Gilbert, Russell E 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: 05/02/2024

Last Publication Date: 05/30/2024

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

Attorney File Number: 23CO00248-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480339

NED Date: 02/27/2024 **Reception #:** 2024000009777

Original Sale Date: 06/26/2024

Deed of Trust Date: 09/29/2011 **Recording Date:** 10/03/2011 **Reception #:** 2011000064160

Re-Recording Date Re-Recorded #:

Legal: Lot 10, Block 1, Woodglen Filing No. 3, County of Adams, State of Colorado

Address: 11664 Steele St, Thornton, CO 80233

Original Note Amt:\$112,500.00Loan Type:UnknownInterest Rate:4.375Current Amount:\$85,426.23As Of:Interest Type:Fixed

Current Lender (Beneficiary): PNC BANK, NATIONAL ASSOCIATION

Current Owner: Robin D. Bedan
Grantee (Lender On Deed of Trust): Compass Bank

Grantor (Borrower On Deed of Trust) Robin D. Bedan and William J. Bedan, Wife and Husband

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/02/2024

Last Publication Date: 05/30/2024

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

Attorney File Number: CO240003 **Phone:** (303)353-2965 **Fax:** (303)632-8183

From February 27, 2024 Through February 27, 2024

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Foreclosure Number: A202480340

NED Date: 02/27/2024 **Reception #:** 2024000009773

Original Sale Date: 06/26/2024

Deed of Trust Date: 01/22/2022 **Recording Date:** 01/27/2022 **Reception #:** 2022000008223

Re-Recording Date Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 12300 BRIGHTON RD, HENDERSON, CO 80640-9748

Original Note Amt:\$175,000.00LoanType:UnknownInterest Rate:3.375Current Amount:\$178,362.74As Of:Interest Type:Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Current Owner: LEW M. LANCASTER

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

NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC

Grantor (Borrower On Deed of Trust) LEW M. LANCASTER

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 05/02/2024

Last Publication Date: 05/30/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010062974 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480341

NED Date: 02/27/2024 **Reception #:** 2024000009776

Original Sale Date: 06/26/2024

Deed of Trust Date: 12/11/2015 **Recording Date:** 12/22/2015 **Reception #:** 2015000106287

Re-Recording Date Re-Recorded #:

Legal: LOT 13, BLOCK 3, BROMLEY PARK FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5253 Killdeer Street, Brighton, CO 80601

Original Note Amt:\$250,381.00LoanType:FHAInterest Rate:4.000Current Amount:\$210,361.30As Of:Interest Type:Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Edgar Payta Sanchez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systesm, Inc. as nominee for Guild Mortgage Company, a

California Corporation

Grantor (Borrower On Deed of Trust) Edgar Payta Sanchez

Publication: Northglenn-Thornton Sentinel First Publication Date: 05/02/2024

Last Publication Date: 05/30/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-984500-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480342

NED Date: 02/27/2024 Reception #: 2024000010016

Original Sale Date: 06/26/2024

Deed of Trust Date: 07/03/2019 **Recording Date:** 07/11/2019 **Reception #:** 2019000054030

Re-Recording Date Re-Recorded #:

Legal: LOT 5, BLOCK 42, NORTHGLENN - THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 10480 EMERSON ST, NORTHGLENN, CO 80233

Original Note Amt:\$297,618.00LoanType:FHAInterest Rate:5.000Current Amount:\$279,094.44As Of:Interest Type:Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: DUSTY T THOMPSON AND CASSANDRA D THOMPSON AND CASSANDRA D BACA

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

NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.

Grantor (Borrower On Deed of Trust)

DUSTY T THOMPSON AND CASSANDRA D THOMPSON AND WILLIAM S HAYDEN

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 05/02/2024

Last Publication Date: 05/30/2024

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48132820 **Phone:** (877)353-2146 X1017 **Fax:**