Notices of Election and Demand Filed in Adams County

From March 12, 2015 Through March 12, 2015

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: **A201575375**

NED Date: 03/12/2015 **Reception #:** 2015000017448
Original Sale Date: 07/15/2015
Deed of Trust Date: 12/11/2003 **Recording Date:** 02/13/2004 **Reception #:** C1278005
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 12, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6463 VRAIN STREET, ARVADA, CO 80003

Original Note Amt: $133,000.00 **LoanType:** Unknown **Interest Rate:** 6.250
Current Amount: $128,054.86 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: JAMES SHIPPLEY and BETTY P. SHIPPLEY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust) JAMES SHIPPLEY and BETTY P. SHIPPLEY

Publication: Denver Post (HUB) **First Publication Date:** 05/21/2015
Last Publication Date: 06/18/2015

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 15-006761 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: **A201575376**

NED Date: 03/12/2015 **Reception #:** 2015000017438
Original Sale Date: 07/15/2015
Deed of Trust Date: 06/19/2004 **Recording Date:** 07/12/2004 **Reception #:** 20040712000601160
Re-Recording Date **Re-Recorded #:**

Legal: LOT SEVEN (7), BLOCK NINE (9), BROTHERS FOUR SUBDIVISION TO THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 261 CHERRY STREET, BENNETT, CO 80102-8615

Original Note Amt: $135,000.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: $133,560.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR MSDWCC HELOC TRUST 2005-1
Current Owner: CHARLES D HANKS and SHERI L.T. HANKS
Grantee (Lender On Deed of Trust): MORGAN STANLEY DEAN WITTER CREDIT CORPORATION
Grantor (Borrower On Deed of Trust) CHARLES D HANKS and SHERI L.T. HANKS

Publication: Eastern Colorado News (I-70 Scou **First Publication Date:** 05/22/2015
Last Publication Date: 06/19/2015

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 15-006173 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **A201575377**

NED Date: 03/12/2015 **Reception #:** 2015000017442
Original Sale Date: 07/15/2015
Deed of Trust Date: 11/17/2004 **Recording Date:** 12/03/2004 **Reception #:** 20041203001230440
Re-Recording Date **Re-Recorded #:**

Legal: Lot 14, Block 12, Sherrelwood Estates, Filing No. 1, County of Adams, State of Colorado.

Address: 201 Drake St, Denver, CO 80221-4168

Original Note Amt: $165,600.00 **LoanType:** Unknown **Interest Rate:** 6.875
Current Amount: $156,921.85 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association as Trustee successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-2
Current Owner: Ronald D. Weickum and Linda F. Weickum
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. solely as nominee for Finance America, LLC, dba FinAm, LLC
Grantor (Borrower On Deed of Trust) Ronald D. Weickum and Linda F. Weickum

Publication: Metro North **First Publication Date:** 05/21/2015
Last Publication Date: 06/18/2015
Attorney for Beneficiary: Klatt, Augustine, Sayer, Treinen & Rastede, P.C.
Attorney File Number: CO141051 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: **A201575378**

NED Date: 03/12/2015 **Reception #:** 2015000017437
Original Sale Date: 07/15/2015
Deed of Trust Date: 10/29/1998 **Recording Date:** 11/05/1998 **Reception #:** C0464459
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 4, MEMORY LANE GARDENS NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5390 East 65th Way, Commerce City, CO 80022

Original Note Amt: $73,056.00 **LoanType:** FHA **Interest Rate:** 6.50
Current Amount: $62,239.03 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, NA
Current Owner: Dorothy I. Fernandez
Grantee (Lender On Deed of Trust): JRMK Co., Inc. D/B/A CMP Mortgage
Grantor (Borrower On Deed of Trust) Dorothy I. Fernandez

Publication: Metro West (Commerce City Sent **First Publication Date:** 05/19/2015
Last Publication Date: 06/16/2015
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-15-657764-JS **Phone:** (877)369-6122 **Fax:** (186)689-47369

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: **A201575379**

NED Date: 03/12/2015 **Reception #:** 2015000017445
Original Sale Date: 07/15/2015
Deed of Trust Date: 09/23/2003 **Recording Date:** 10/01/2003 **Reception #:** C1217681
Re-Recording Date **Re-Recorded #:**

Legal: LOT 56, BLOCK 2, QUAIL CROSSING SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13531 Osage Street, Westminster, CO 80234

Original Note Amt: $159,511.00 **LoanType:** FHA **Interest Rate:** 6.625
Current Amount: $143,889.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Rick L. Decker and Deborah L. Decker
Grantee (Lender On Deed of Trust): Community First Mortgage, LLC
Grantor (Borrower On Deed of Trust) Rick L. Decker and Deborah L. Decker

Publication: Metro North **First Publication Date:** 05/21/2015
Last Publication Date: 06/18/2015
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-15-659712-JS **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: **A201575380**

NED Date: 03/12/2015 **Reception #:** 2015000017443
Original Sale Date: 07/15/2015
Deed of Trust Date: 03/02/2012 **Recording Date:** 03/14/2012 **Reception #:** 2012000018961
Re-Recording Date **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN ADAMS COUNTY, STATE OF COLORADO, AS DESCRIBED IN DEED DOC #960620, ID# R0158336, BEING KNOWN AND DESIGNATED AS: LOT 97, RIVERDALE PARK FLG 5 AMD 1.

Address: 12822 JASMINE ST UNIT C, THORNTON, CO 80602-6961

Original Note Amt: $132,600.00 **LoanType:** Unknown **Interest Rate:** 4.875
Current Amount: $127,095.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): GREEN TREE SERVICING LLC
Current Owner: ANNE J. HARRIS and RUSSELL H. HARRIS
Grantee (Lender On Deed of Trust): BANK OF AMERICA, N.A.
Grantor (Borrower On Deed of Trust) ANNE J. HARRIS and RUSSELL H. HARRIS

Publication: Metro North **First Publication Date:** 05/21/2015
Last Publication Date: 06/18/2015
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 15-006528 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **A201575381**

NED Date: 03/12/2015 **Reception #:** 2015000017446
Original Sale Date: 07/15/2015
Deed of Trust Date: 08/07/2003 **Recording Date:** 08/11/2003 **Reception #:** C1191139
Re-Recording Date 04/09/2004 **Re-Recorded #:** 20040409000218010

Legal: LOT 6, BLOCK 5, RIVER RUN SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11301 lOLA STREET, HENDERSON, CO 80640

Original Note Amt: $187,267.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: $192,389.48 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: SIGFREDO RAMIREZ and ISAURA RAMIREZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CH MORTGAGE COMPANY I LTD DBA MELODY MORTGAGE CO
Grantor (Borrower On Deed of Trust) SIGFREDO RAMIREZ and ISAURA RAMIREZ

Publication: Metro West (Brighton Standard B **First Publication Date:** 05/20/2015
Last Publication Date: 06/17/2015
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 15-006463 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: **A201575382**

NED Date: 03/12/2015 **Reception #:** 2015000017440
Original Sale Date: 07/15/2015
Deed of Trust Date: 03/28/2005 **Recording Date:** 06/21/2005 **Reception #:** 20050621000650780
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 31 AND 32, BLOCK 32, NEW ENGLAND HEIGHTS, EXCEPT THE REAR 8 FEET OF SAID LOTS, COUNTY OF ADAMS, STATE OF COLORADO
***THIS LOAN HAS BEEN MODIFIED THROUGH A LOAN MODIFICATION AGREEMENT DATED 8/29/2008 AND EFFECTIVE 10/01/2008.

Address: 2225 EMPORIA STREET, AURORA, CO 80010

Original Note Amt: $145,600.00 **LoanType:** Unknown **Interest Rate:** 1.375
Current Amount: $156,574.56 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3
Current Owner: GARY M SHEPHERD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, AMERICA'S WHOLESALE LENDER
Grantor (Borrower On Deed of Trust) GARY M SHEPHERD

Publication: Metro West (Commerce City Sent **First Publication Date:** 05/19/2015
Last Publication Date: 06/16/2015
Attorney for Beneficiary: Medved Dale Decker & Deere, LLC
Attorney File Number: 15-945-28254 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: **A201575383**

NED Date: 03/12/2015 **Reception #:** 2015000017441
Original Sale Date: 07/15/2015
Deed of Trust Date: 08/12/2008 **Recording Date:** 08/18/2008 **Reception #:** 2008000066336
Re-Recording Date **Re-Recorded #:**

Legal: Lot 21, Block 10, Northglenn Filing No. 1, County of Adams, State of Colorado

Address: 10483 Lincoln Court, Northglenn, CO 80233

Original Note Amt: $30,000.00 **LoanType:** Unknown **Interest Rate:** 5.00
Current Amount: $28,844.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): G and E, LLC
Current Owner: Alfonso Zuniga
Grantee (Lender On Deed of Trust): Bellco Credit Union
Grantor (Borrower On Deed of Trust) Alfonso Zuniga

Publication: Metro North **First Publication Date:** 05/21/2015
Last Publication Date: 06/18/2015

Attorney for Beneficiary: Karsh Fulton Gabler Joseph PC
Attorney File Number: 75383 **Phone:** (303)759-9669 **Fax:** (303)782-0902

Foreclosure Number: **A201575384**

NED Date: 03/12/2015 **Reception #:** 2015000017439
Original Sale Date: 07/15/2015
Deed of Trust Date: 05/25/2006 **Recording Date:** 06/05/2006 **Reception #:** 20060605000574370
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, VIEW POINT EAST, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 32800 East 149th Avenue, Brighton, CO 80601

Original Note Amt: $306,000.00 **LoanType:** Unknown **Interest Rate:** 7.000
Current Amount: $312,325.73 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Ocwen Loan Servicing, LLC
Current Owner: Carol L Groves and Douglas E Groves
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GMAC Bank
Grantor (Borrower On Deed of Trust) Carol L Groves and Douglas E Groves

Publication: Metro West (Brighton Standard B **First Publication Date:** 05/20/2015
Last Publication Date: 06/17/2015

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 4500.100957.F01 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: **A201575385**

NED Date: 03/12/2015 **Reception #:** 2015000017444
Original Sale Date: 07/15/2015
Deed of Trust Date: 06/10/2009 **Recording Date:** 06/12/2009 **Reception #:** 2009000042610
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 4, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10853 Belle Creek Blvd, Henderson, CO 80640

Original Note Amt: $228,835.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: $228,066.53 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Ocwen Loan Servicing, LLC
Current Owner: Kendall I Harrington
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Summit Home Mortgage, Inc.
Grantor (Borrower On Deed of Trust) Kendall I Harrington

Publication: Metro West (Brighton Standard B **First Publication Date:** 05/20/2015
Last Publication Date: 06/17/2015
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 4500.100812.F02 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: **A201575386**

NED Date: 03/12/2015 **Reception #:** 2015000017447
Original Sale Date: 07/15/2015
Deed of Trust Date: 06/13/2002 **Recording Date:** 10/28/2002 **Reception #:** C1044382
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 14, MORRIS HEIGHTS FILING NO. 2, AMENDED MAP, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3261 REVERE STREET, AURORA, CO 80011

Original Note Amt: $115,000.00 **LoanType:** Unknown **Interest Rate:** 7.125
Current Amount: $94,587.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: D. DAVIS PARKE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE BANKS
Grantor (Borrower On Deed of Trust) D. DAVIS PARKE

Publication: Metro West (Commerce City Sent **First Publication Date:** 05/19/2015
Last Publication Date: 06/16/2015
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 14-004996 **Phone:** (303)706-9990 **Fax:** (303)706-9994