

Notices of Election and Demand Filed in Adams County

From April 17, 2025 Through April 17, 2025

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: A202581110

NED Date: 04/17/2025

Reception #: 2025000021092

Original Sale Date: 08/20/2025

Deed of Trust Date: 03/23/2023

Recording Date: 03/24/2023

Reception #: 2023000015557

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 4, BUILDING NO. 9118, AUTUMN CREEK CONDOMINIUMS, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED MARCH 19, 2001 UNDER RECEPTION NO. C0774826, AND ACCORDING TO THE CONDOMINIUM MAP RECORDED SEPTEMBER 13, 2002, UNDER RECEPTION NO. C1023372, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING, GARAGE OR CARPORT SPACE NUMBER(S). 355, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9118 Gale Blvd 4, Thornton, CO 80260

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate: 6.25

Current Amount: \$373,976.09

As Of: 04/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Bhuwan Sitaula

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

Grantor (Borrower On Deed of Trust) Bhuwan Sitaula

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/26/2025

Last Publication Date: 07/24/2025

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

Attorney File Number: 25CO00209-1

Phone: (720)259-6710

Fax: (720)379-1375

Notices of Election and Demand Filed in Adams County

From April 17, 2025 Through April 17, 2025

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: A202581111

NED Date: 04/17/2025 **Reception #:** 2025000021094
Original Sale Date: 08/20/2025
Deed of Trust Date: 05/17/2021 **Recording Date:** 05/21/2021 **Reception #:** 2021000062432
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13A, BLOCK 10, SAGE CREEK FILING NO. 1, AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12450 Kearney Circle, Thornton, CO 80602

Original Note Amt: \$596,850.00 **LoanType:** FHLMC **Interest Rate:** 3.25
Current Amount: \$563,031.99 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Matt J. Bunning, Rebecca Bunning
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway
Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust) Matt J. Bunning and Rebecca Bunning

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/26/2025
Last Publication Date: 07/24/2025

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

Attorney File Number: 25CO00215-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202581112

NED Date: 04/17/2025 **Reception #:** 2025000021093
Original Sale Date: 08/20/2025
Deed of Trust Date: 06/22/2019 **Recording Date:** 07/24/2019 **Reception #:** 2019000058459
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 37 N 45th Ave, Brighton, CO 80601

Original Note Amt: \$341,747.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$307,184.12 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Musa Mahmud Ayoub
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fairway
Independent Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Musa Mahmud Ayoub

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/26/2025
Last Publication Date: 07/24/2025

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

Attorney File Number: CO24690 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Adams County

From April 17, 2025 Through April 17, 2025

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: A202581113

NED Date: 04/17/2025 **Reception #:** 2025000021151
Original Sale Date: 08/20/2025
Deed of Trust Date: 05/01/2006 **Recording Date:** 05/12/2006 **Reception #:** 20060512000495120
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 71, NORTH GLENN, TWENTY THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171902105028

Address: 11851 GAYLORD WAY, NORTHGLENN, CO 80233

Original Note Amt: \$174,400.00 **LoanType:** Conventional **Interest Rate:** 3.4875
Current Amount: \$163,336.42 **As Of:** 08/01/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS5
Current Owner: Alan D. Chubb
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MILA, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alan D. Chubb AND LUREATHA CHUBB

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/26/2025
Last Publication Date: 07/24/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022536 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581114

NED Date: 04/17/2025 **Reception #:** 2025000021206
Original Sale Date: 08/20/2025
Deed of Trust Date: 01/28/2019 **Recording Date:** 01/29/2019 **Reception #:** 2019000006993
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 15, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Address: 5402 SNAPDRAGON CT, BRIGHTON, CO 80601

Original Note Amt: \$508,707.00 **LoanType:** VA **Interest Rate:** 4.875
Current Amount: \$559,867.09 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: PAUL WAYNE COLEMAN AND JENNIFER D MORALES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.
Grantor (Borrower On Deed of Trust) PAUL WAYNE COLEMAN AND JENNIFER D MORALES

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/26/2025
Last Publication Date: 07/24/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010404515 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From April 17, 2025 Through April 17, 2025

**Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.**