

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 20, 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: A202580975

NED Date: 02/20/2025 **Reception #:** 2025000008806
Original Sale Date: 06/25/2025
Deed of Trust Date: 07/12/2021 **Recording Date:** 07/20/2021 **Reception #:** 2021000085682
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33, BLOCK 6, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4659 Tanner Peak Trl, Brighton, CO 80601

Original Note Amt: \$412,087.00 **LoanType:** FHA **Interest Rate:** 2.375
Current Amount: \$382,695.56 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Zachary Lauersdorf AND Emilie Ann C Herre
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Zachary Lauersdorf AND Emilie Ann C Herre

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034192 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580976

NED Date: 02/20/2025 **Reception #:** 2025000008807
Original Sale Date: 06/25/2025
Deed of Trust Date: 06/30/2021 **Recording Date:** 07/08/2021 **Reception #:** 2021000082238
Re-Recording Date: **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 12988 Grant Cir W Unit A, Thornton, CO 80241

Original Note Amt: \$392,755.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$365,376.71 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): M&T Bank
Current Owner: Kimberly D Moore and Robert M Moore
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Pivot Lending
Group
Grantor (Borrower On Deed of Trust) Kimberly D Moore and Robert M Moore

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

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

Attorney File Number: 25CO00078-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375