

Notices of Election and Demand Filed in Adams County

From March 06, 2025 Through March 06, 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: A202581019

NED Date: 03/06/2025 **Reception #:** 2025000012228
Original Sale Date: 07/09/2025
Deed of Trust Date: 02/01/2021 **Recording Date:** 02/02/2021 **Reception #:** 2021000012039
Re-Recording Date **Re-Recorded #:**

Legal: LOT 49, BLOCK 1, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1723-05-1-04-049

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MARCH 4, 2025 AT RECEPTION NO.
2025000011584 TO CORRECT LEGAL DESCRIPTION.

Address: 16304 E 117th Ave, Commerce City, CO 80022

Original Note Amt: \$538,074.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$497,237.67 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Avinesh Chand
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M2
LENDING SOLUTIONS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Avinesh Chand

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034271 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581020

NED Date: 03/06/2025 **Reception #:** 2025000012236
Original Sale Date: 07/09/2025
Deed of Trust Date: 01/25/2002 **Recording Date:** 02/06/2002 **Reception #:** C0924002
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, FOX RUN SUBDIVISION, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO

Address: 10742 Madison Way, Northglenn, CO 80233

Original Note Amt: \$186,008.00 **LoanType:** FHA **Interest Rate:** 5.500
Current Amount: \$112,908.48 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): GSMPS Mortgage Loan Trust 2005-RP3, U.S. Bank National Association, as Trustee,
successor in interest to Wachovia Bank, National Association, as Trustee
Current Owner: Heather T. Clark
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Capital
Mortgage Corporation, an Arkansas Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) David B. Clark and Heather T. Clark

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: CO24491 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202581021

NED Date: 03/06/2025 **Reception #:** 2025000012237
Original Sale Date: 07/09/2025
Deed of Trust Date: 11/08/2019 **Recording Date:** 11/15/2019 **Reception #:** 2019000099315
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 1, SHADOWRIDGE AT BRIAR HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8024 Decatur Court, Westminster, CO 80031

Original Note Amt: \$319,113.00 **LoanType:** FHA **Interest Rate:** 3.500
Current Amount: \$286,789.80 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Martin Ramirez Jr.
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Midwest Equity Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Martin Ramirez Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

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

Attorney File Number: CO23041 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581022

NED Date: 03/06/2025 **Reception #:** 2025000012245
Original Sale Date: 07/09/2025
Deed of Trust Date: 07/10/2023 **Recording Date:** 07/11/2023 **Reception #:** 2023000038983
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 8, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4540 N Quemoy Street, Aurora, CO 80019

Original Note Amt: \$485,347.00 **LoanType:** FHA **Interest Rate:** 7.250
Current Amount: \$482,252.60 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CMG Mortgage, Inc
Current Owner: Casandra Nichole Evens and Ezekiel Lee Evens
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for CMG Mortgage, Inc. dba CMG Home Loans, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Casandra Nichole Evens and Ezekiel Lee Evens

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/15/2025
Last Publication Date: 06/12/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1002937-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

