

Notices of Election and Demand Filed in Adams County

From June 29, 2023 Through June 29, 2023

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: A202379956

NED Date: 06/29/2023 **Reception #:** 2023000036613
Original Sale Date: 11/01/2023
Deed of Trust Date: 04/14/2003 **Recording Date:** 04/22/2003 **Reception #:** C1130643
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 2, Block 3, Lakeshore Estates Subdivision Filing No. 2, County of Adams, State of Colorado

Address: 6510 Newton Street, Arvada, CO 80003

Original Note Amt: \$455,670.00 **LoanType:** Unknown **Interest Rate:** 6.490
Current Amount: \$479,371.43 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee for the Impac Secured Assets Corp.,
Mortgage Pass-through Certificates, Series 2003 -2
Current Owner: Jose N. Ramirez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American
Summit Lending Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Jose N. Ramirez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023
Last Publication Date: 10/05/2023

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

Attorney File Number: CO10291 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379957

NED Date: 06/29/2023 **Reception #:** 2023000036614
Original Sale Date: 11/01/2023
Deed of Trust Date: 11/22/2016 **Recording Date:** 11/30/2016 **Reception #:** 2016000103335
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 15, Block 4, The Village, County of Adams, State of Colorado.

Address: 12300 Village Cir E, Brighton, CO 80603

Original Note Amt: \$239,960.00 **LoanType:** Unknown **Interest Rate:** 3.375
Current Amount: \$213,247.38 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Gregory L Hynes
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom
Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Barry M. Smith and Melissa Lafave

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023
Last Publication Date: 10/05/2023

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

Attorney File Number: CO21517 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202379958

NED Date: 06/29/2023 **Reception #:** 2023000036617
Original Sale Date: 11/01/2023
Deed of Trust Date: 10/09/2020 **Recording Date:** 10/20/2020 **Reception #:** 2020000107164
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 12, FRONTERRA VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9775 Hannibal Court, Commerce City, CO 80022

Original Note Amt: \$285,000.00 **Loan Type:** Unknown **Interest Rate:** 3.250
Current Amount: \$272,899.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Douglas A. Lee
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Parkside Lending, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Douglas A. Lee

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023
Last Publication Date: 10/05/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-960555-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202379959

NED Date: 06/29/2023 **Reception #:** 2023000036761
Original Sale Date: 11/01/2023
Deed of Trust Date: 04/17/2020 **Recording Date:** 04/21/2020 **Reception #:** 2020000036204
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, REUNION FILING NO. 34, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL ID NUMBER: 0172316122008

Address: 10197 Walden Court, Commerce City, CO 80022

Original Note Amt: \$417,964.00 **Loan Type:** Conventional **Interest Rate:** 3.625
Current Amount: \$398,490.47 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: DARREN RUGGLES KOICHEVAR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Darren Ruggles Kochevar

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023
Last Publication Date: 10/05/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029550 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379960

NED Date: 06/29/2023

Reception #: 2023000036643

Original Sale Date: 11/01/2023

Deed of Trust Date: 05/28/2015

Recording Date: 06/02/2015

Reception #: 2015000041783

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 2, EKSTRAND SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6760 East 60th Place, Commerce City, CO 80022-3524

Original Note Amt: \$199,323.00

Loan Type: FHA

Interest Rate: 3.375

Current Amount: \$143,264.29

As Of: 02/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION

Current Owner: Derrick Lopez, John Lopez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for Stearns Lending, LLC

Grantor (Borrower On Deed of Trust) Derrick Lopez and John Lopez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/07/2023

Last Publication Date: 10/05/2023

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

Attorney File Number: 23CO00247-1

Phone: (720)259-6710

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