

# Notices of Election and Demand Filed in Adams County

From July 20, 2023 Through July 20, 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:** A202379987

**NED Date:** 07/20/2023

**Reception #:** 2023000041325

**Original Sale Date:** 11/15/2023

**Deed of Trust Date:** 03/02/2005

**Recording Date:** 03/10/2005

**Reception #:** 20050310000250500\*\*

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

\*\*The Deed of Trust legal description was corrected an Affidavit of Scrivener's Error recorded on 12/19/2007 at Reception No. 2007000115706, records of Adams County, State of Colorado.

**Address:** 6600 Stuart Court, Arvada, CO 80003

**Original Note Amt:** \$440,000.00

**Loan Type:** Unknown

**Interest Rate:** 6.800

**Current Amount:** \$534,968.05

**As Of:**

**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, successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE7, Asset-Backed Certificates Series 2005-HE7

**Current Owner:** Jose N. Rarnirez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for MILA, Inc., its successors and assigns

**Grantor (Borrower On Deed of Trust)** Jose L. Ramirez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 09/21/2023

**Last Publication Date:** 10/19/2023

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

**Attorney File Number:** CO11824

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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**Foreclosure Number:** A202379988

**NED Date:** 07/20/2023

**Reception #:** 2023000041366

**Original Sale Date:** 11/15/2023

**Deed of Trust Date:** 07/29/2021

**Recording Date:** 07/30/2021

**Reception #:** 2021000090899

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN#: 0171929109095

**Address:** 8675 CLAY ST, WESTMINSTER, CO 80031

**Original Note Amt:** \$186,558.00

**LoanType:** FHA

**Interest Rate:** 3

**Current Amount:** \$180,671.29

**As Of:** 03/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Anthony I Rudd

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Anthony I Rudd

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023

**Last Publication Date:** 10/19/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-030463

**Phone:** (303)706-9990

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