

Notices of Election and Demand Filed in Adams County

From October 10, 2023 Through October 10, 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: A202380111

NED Date: 10/10/2023

Reception #: 2023000057260

Original Sale Date: 02/07/2024

Deed of Trust Date: 04/24/2019

Recording Date: 04/30/2019

Reception #: 2019000031762

Re-Recording Date

Re-Recorded #:

Legal: LOT 30, BLOCK 5, CHERRYWOOD PARK SUBDIVISION FILING NO. 3, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO. TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHATSOEVER OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE BARGAINED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES.

Address: 13808 Elizabeth Street, Thornton, CO 80602

Original Note Amt: \$371,896.00

LoanType: FHA

Interest Rate: 4.250

Current Amount: \$344,516.07

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): MCLP Asset Company, Inc.

Current Owner: Robert Burdine and Cynthia L. Burdine

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Cardinal Financial Company, Limited Partnership, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Robert Burdine and Cynthia L. Burdine

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-955326-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202380112

NED Date: 10/10/2023

Reception #: 2023000057257

Original Sale Date: 02/07/2024

Deed of Trust Date: 01/02/2006

Recording Date: 01/13/2006

Reception #: 20060113000048920

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 2, LAKESHORE PATIOS AT HUNTERS GLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

APN: 0157326312015

Address: 12995 Clarkson Way, Thornton, CO 80241

Original Note Amt: \$210,000.00

LoanType: Conventional

Interest Rate: 7.375

Current Amount: \$146,615.22

As Of: 10/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.

Current Owner: James B. Longacre AND Marsha L. Longacre

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME LOAN CENTER, INC., DBA LENDINGTREE LOANS, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) James B. Longacre AND Marsha L. Longacre

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030952

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202380113

NED Date: 10/10/2023 **Reception #:** 2023000057258
Original Sale Date: 02/07/2024
Deed of Trust Date: 08/22/2006 **Recording Date:** 09/07/2006 **Reception #:** 20060907000906400
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 235, GRANGE CREEK FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11058 GRANGE CREEK DRIVE, DENVER, CO 80233

Original Note Amt: \$165,000.00 **LoanType:** Unknown **Interest Rate:** 7.6250
Current Amount: \$146,068.48 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS13
Current Owner: BRYCE WINTER AND MARETTA K. JOHNSON-WINTER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC.
Grantor (Borrower On Deed of Trust): BRYCE WINTER AND MARETTA K. JOHNSON-WINTER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023
Last Publication Date: 01/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009871088 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202380114

NED Date: 10/10/2023

Reception #: 2023000057265

Original Sale Date: 02/07/2024

Deed of Trust Date: 01/31/2014

Recording Date: 02/06/2014

Reception #: 2014000007940

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 22A, VALLEY VISTA FILING NO.1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171933408002

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 3, 2023 AT RECEPTION NO.
2023000055948 TO CORRECT LEGAL DESCRIPTION.

Address: 1021 CRAGMORE STREET, DENVER, CO 80221-3583

Original Note Amt: \$177,721.00

LoanType: FHA

Interest Rate: 4.750

Current Amount: \$162,267.19

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	ORTEMIO R RAMIREZ AND NATALIE M ORTEGA-MONTOYA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	ORTEMIO R RAMIREZ AND NATALIE M ORTEGA-MONTOYA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027312

Phone: (303)706-9990

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Foreclosure Number: A202380115

NED Date: 10/10/2023

Reception #: 2023000057355

Original Sale Date: 02/07/2024

Deed of Trust Date: 08/29/2022

Recording Date: 09/07/2022

Reception #: 2022000075087

Re-Recording Date

Re-Recorded #:

Legal: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN ADAMS COUNTY, COLORADO:

LOT 14, BLOCK 32, BLOCKS 30, 31, 32, 33 AND 34 OF THORNTON, COLORADO.

Address: 2281 Oak Pl, Thornton, CO 80229

Original Note Amt: \$690,000.00

LoanType: FHA

Interest Rate: 7.75

Current Amount: \$200,210.56

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC

Current Owner: Ramirez, Floraida

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Floraida Ramirez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030876

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202380116

NED Date: 10/10/2023

Reception #: 2023000057393

Original Sale Date: 02/07/2024

Deed of Trust Date: 06/01/2021

Recording Date: 06/08/2021

Reception #: 2021000068522

Re-Recording Date

Re-Recorded #:

Legal: SEE EXHIBIT A ATTACHED HERETO

Affidavit of Scriveners Error Date of Affidavit of Scriveners Error September 20, 2023 Recording Date of Affidavit of Scriveners Error September 20, 2023 Reference Nos. of recorded Affidavit of Scriveners Error Correcting Parcel ID from 0157120000023 to 0157120219097

**Pursuant to First Loan Modification Agreement dated February 2, 2022, recorded February 4, 2022 at Reception No. 2022000011107

Address:

Original Note Amt: \$1,000,000.00

LoanType: Unknown

Interest Rate: 12

Current Amount: \$1,225,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Indicate Capital Fund 1, LLC

Current Owner: Holly Street Ventures. LLC

Grantee (Lender On Deed of Trust): Indicate Capital Fund 1, LLC

Grantor (Borrower On Deed of Trust): Holly Street Ventures. LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/14/2023

Last Publication Date: 01/11/2024

Attorney for Beneficiary: Burns, Wall and Mueller P.C.

Attorney File Number: 80116

Phone: (303)830-7000

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