

Notices of Election and Demand Filed in Adams County

From November 14, 2023 Through November 14, 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: A202380166

NED Date: 11/14/2023 **Reception #:** 2023000063582
Original Sale Date: 03/13/2024
Deed of Trust Date: 07/06/2007 **Recording Date:** 07/19/2007 **Reception #:** 2007000069098
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, RIVERDALE PEAKS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8745 E 127th Ct, Brighton, CO 80602-8111

Original Note Amt: \$250,000.00 **LoanType:** Conventional **Interest Rate:** 8.875
Current Amount: \$193,941.30 **As Of:** 06/25/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: James Thompson AND Ling Thompson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): James Thompson AND Ling Thompson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031193 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380167

NED Date: 11/14/2023 **Reception #:** 2023000063585
Original Sale Date: 03/13/2024
Deed of Trust Date: 07/24/2023 **Recording Date:** 07/28/2023 **Reception #:** 2023000043086
Re-Recording Date **Re-Recorded #:**

Legal: SUB: EASTLAKE BLK: 2 DESC: LOTS 19 TO 23 INC

Address: 2201 Lake Avenue, Eastlake, CO 80614

Original Note Amt: \$1,200,000.00 **LoanType:** Unknown **Interest Rate:** 4
Current Amount: \$1,200,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Margie E. Schafer
Current Owner: Quadruple D Trust, under trust agreement dated September 20, 1990 Mr. Donald Lopez, Trustee
Grantee (Lender On Deed of Trust): Margie E. Schafer
Grantor (Borrower On Deed of Trust): Quadruple D Trust

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: JESTER GIBSON AND MOORE, LLP

Attorney File Number: 80167 **Phone:** (303)377-7888 **Fax:** (303)377-7075

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Foreclosure Number: A202380168

NED Date: 11/14/2023 **Reception #:** 2023000063583
Original Sale Date: 03/13/2024
Deed of Trust Date: 12/02/2022 **Recording Date:** 12/07/2022 **Reception #:** 2022000095762
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A

Address: 12775 Washington Street, Thornton, CO 80241

Original Note Amt: \$580,000.00 **LoanType:** VA **Interest Rate:** 6.500
Current Amount: \$577,885.61 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nations Direct Mortgage, LLC
Current Owner: Mark D. Taylor
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Nations Direct Mortgage, LLC its successors and assigns
Grantor (Borrower On Deed of Trust) Mark D. Taylor

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8014.0166 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202380169

NED Date: 11/14/2023 **Reception #:** 2023000063592
Original Sale Date: 03/13/2024
Deed of Trust Date: 05/28/2021 **Recording Date:** 06/02/2021 **Reception #:** 2021000066332
Re-Recording Date **Re-Recorded #:**

Legal: Lot 19, Block 2, of Blocks 1, 2, 2A, 3, 3A, 4 and 4A, Thornton, Colorado, County of Adams, State of Colorado.

Address: 9141 Emerson Street, Thornton, CO 80229

Original Note Amt: \$274,928.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$264,861.64 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Amerihome Mortgage Company, LLC
Current Owner: Estrellita Gutierrez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Movement Mortgage, LLC
Grantor (Borrower On Deed of Trust) Estrellita Gutierrez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO230120 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: A202380170

NED Date: 11/14/2023 **Reception #:** 2023000063584
Original Sale Date: 03/13/2024
Deed of Trust Date: 04/02/2020 **Recording Date:** 06/04/2020 **Reception #:** 2020000050393
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 12760 Jasmine Street Unit C, Thornton, CO 80602

Original Note Amt: \$20,000.00 **LoanType:** Conventional **Interest Rate:** 10
Current Amount: \$19,746.12 **As Of:** 11/29/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Hunt, Heather
Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust): Heather Hunt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030820 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380171

NED Date: 11/14/2023 **Reception #:** 2023000063586
Original Sale Date: 03/13/2024
Deed of Trust Date: 09/08/2020 **Recording Date:** 09/10/2020 **Reception #:** 2020000090258
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 4, PERL-MACK MANOR, FOURTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0182503208025

Address: 7079 GALAPAGO ST, DENVER, CO 80221

Original Note Amt: \$364,280.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$344,294.26 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: RAFAEL RUIZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PANORAMA MORTGAGE GROUP, LLC DBA ALTERRA HOME LOANS, ITS
SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): RAFAEL RUIZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026955 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380172

NED Date: 11/14/2023 **Reception #:** 2023000063680
Original Sale Date: 03/13/2024
Deed of Trust Date: 05/21/2021 **Recording Date:** 05/27/2021 **Reception #:** 2021000064874
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 7, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 389 Maple St, Bennett, CO 80102

Original Note Amt: \$399,898.00 **LoanType:** FARM **Interest Rate:** 3.25
Current Amount: \$384,983.38 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: David Rodriguez III and Shannon Markovitz
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust) Shannon Markovitz and David Rodriguez III

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 01/19/2024
Last Publication Date: 02/16/2024

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

Attorney File Number: 23CO00424-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202380173

NED Date: 11/14/2023 **Reception #:** 2023000063779
Original Sale Date: 03/13/2024
Deed of Trust Date: 06/19/2019 **Recording Date:** 06/21/2019 **Reception #:** 2019000047960
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 12, RESUBDIVISION OF PARCEL F, VILLAGES OF YORKSHIRE, A PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

**A Loan Modification Agreement dated September 15, 2022, and recorded January 4, 2023, as Reception No. 2023000000481, of the books and records of the County of Adams, State of Colorado

Address: 10303 Gaylord St, Thornton, CO 80229

Original Note Amt: \$210,000.00 **LoanType:** Unknown **Interest Rate:** 4.500
Current Amount: \$211,542.08 **As Of:** 11/08/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WESTERRA CREDIT UNION
Current Owner: VALERIE J ROYBAL
Grantee (Lender On Deed of Trust): WESTERRA CREDIT UNION
Grantor (Borrower On Deed of Trust) VALERIE J ROYBAL

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024
Last Publication Date: 02/15/2024

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch P.C.

Attorney File Number: 3085-159 B **Phone:** (303)329-3363 **Fax:** (303)393-8438

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Foreclosure Number: A202380174

NED Date: 11/14/2023

Reception #: 2023000063789

Original Sale Date: 03/13/2024

Deed of Trust Date: 05/17/2013

Recording Date: 05/28/2013

Reception #: 2013000044856

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 3, WYNDEMERE PARK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0172107316013

Address: 10606 Birch Street, Thornton, CO 80233

Original Note Amt: \$230,400.00

LoanType: Conventional

Interest Rate: 3.625

Current Amount: \$176,303.01

As Of: 07/01/2023

Interest Type: Fixed

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

Current Owner: Gerald Weakley Green AND Jane Smallwood Green

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

Grantor (Borrower On Deed of Trust) Gerald Weakley Green AND Jane Smallwood Green

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/18/2024

Last Publication Date: 02/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031241

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