

Notices of Election and Demand Filed in Adams County

From November 02, 2023 Through November 02, 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: A202380155

NED Date: 11/02/2023 **Reception #:** 2023000061840
Original Sale Date: 03/06/2024
Deed of Trust Date: 06/02/2006 **Recording Date:** 06/07/2006 **Reception #:** 20060607000585420
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 2, THE CENTENNIAL ADDITION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 4, 2023 AT RECEPTION NO.
2023000056491 TO CORRECT LEGAL DESCRIPTION.

Address: 824 Madison Way, Bennett, CO 80102

Original Note Amt: \$133,200.00 **LoanType:** Conventional **Interest Rate:** 8.5
Current Amount: \$101,545.74 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): HSBC BANK USA, N.A. , AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE4, ASSET
BACKED PASS-THROUGH CERTIFICATES
Current Owner: Harris, Christopher, S,Harris, Susan, J
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHAPEL FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Christopher S Harris AND Susan J Harris

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 01/12/2024
Last Publication Date: 02/09/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030989 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380156

NED Date: 11/02/2023 **Reception #:** 2023000061841
Original Sale Date: 03/06/2024
Deed of Trust Date: 03/16/2022 **Recording Date:** 03/17/2022 **Reception #:** 2022000024409
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 7 AND 8, BLOCK 23, WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 228 S 4Th Ave, Brighton, CO 80601

Original Note Amt: \$395,928.00 **LoanType:** VA **Interest Rate:** 4.375
Current Amount: \$389,398.21 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Estate of Sylvia Staten
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary; as nominee for CrossCountry Mortgage, LLC its successors and assigns
Grantor (Borrower On Deed of Trust) Sylvia Staten

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/11/2024
Last Publication Date: 02/08/2024

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8014.0165 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202380157

NED Date: 11/02/2023 **Reception #:** 2023000061838
Original Sale Date: 03/06/2024
Deed of Trust Date: 09/23/2003 **Recording Date:** 09/26/2003 **Reception #:** 2023000054730
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 6, YORK HIGHLANDS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9810 N Steele St, Denver, CO 80229

Original Note Amt: \$15,295.17 **LoanType:** Unknown **Interest Rate:** 15.45
Current Amount: \$1,277.07 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust IV
Current Owner: Donald Louis Arnold, Jr and Janet Arnold
Grantee (Lender On Deed of Trust): CitiFinancial Corporation
Grantor (Borrower On Deed of Trust) Donald Louis Arnold, Jr and Janet Arnold

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/11/2024
Last Publication Date: 02/08/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-961705-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202380158

NED Date: 11/02/2023

Reception #: 2023000061839

Original Sale Date: 03/06/2024

Deed of Trust Date: 12/29/2021

Recording Date: 01/04/2022

Reception #: 2022000000657

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 32, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 685 HAYLOFT WAY, BRIGHTON, CO 80601

Original Note Amt: \$549,857.00

LoanType: FHA

Interest Rate: 2.99

Current Amount: \$543,993.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: DANA S HUTCHESON

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSOR AND ASSIGNS

Grantor (Borrower On Deed of Trust) DANA S HUTCHESON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/11/2024

Last Publication Date: 02/08/2024

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48102933

Phone: (877)353-2146 X1017

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