

# Notices of Election and Demand Filed in Adams County

From December 12, 2024 Through December 12, 2024

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:** A202480843

**NED Date:** 12/12/2024      **Reception #:** 2024000069016  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 06/09/2015      **Recording Date:** 06/19/2015      **Reception #:** 2015000047523  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 5, THE RANCH RESERVE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2828 W 115TH DR, WESTMINSTER, CO 80234-4676

**Original Note Amt:** \$639,200.00      **LoanType:** Unknown      **Interest Rate:** 4.250  
**Current Amount:** \$494,639.01      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ALLY BANK D/B/A ALLY BANK CORP.  
**Current Owner:** TIMOTHY D BURGETT AND DENICE A BURGETT  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR CALIBER HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust)** TIMOTHY D BURGETT AND DENICE A BURGETT

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010311520      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480844

**NED Date:** 12/12/2024      **Reception #:** 2024000069017  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 05/29/2003      **Recording Date:** 06/05/2003      **Reception #:** C1154087  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 19, AMHERST SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 13547 Quivas St, Westminster, CO 80234

**Original Note Amt:** \$143,000.00      **LoanType:** Conventional      **Interest Rate:** 5.75  
**Current Amount:** \$102,120.39      **As Of:** 08/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST  
**Current Owner:** Gary J. Eberl AND Maureen Y. Eberl  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW  
HORIZONS MORTGAGE CO., L. L. C., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Maureen Y. Eberl AND Gary J. Eberl

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-033669      **Phone:** (303)706-9990      **Fax:** (303)706-9994

