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 **Recording Date:** 06/19/2015 **Reception #:** 2015000047523 **Deed of Trust Date:** 06/09/2015 **Re-Recorded #: Re-Recording Date** Legal: LOT 5, BLOCK 5, THE RANCH RESERVE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. Address: 2828 W 115TH DR, WESTMINSTER, CO 80234-4676 **Interest Rate:** 4.250 Unknown **Original Note Amt:** \$639,200.00 LoanType: **Current Amount:** \$494,639.01 As Of: **Interest Type:** Fixed ALLY BANK D/B/A ALLY BANK CORP. **Current Lender (Beneficiary): 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. TIMOTHY D BURGETT AND DENICE A BURGETT **Grantor (Borrower On Deed of Trust) Publication:** Northglenn-Thornton Sentinel First Publication Date: 02/20/2025 Last Publication Date: 03/20/2025 Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP 00000010311520 **Attorney File Number:** Phone: (303)350-3711 Fax: (303)813-1107 A202480844 **Foreclosure Number: Reception #:** 2024000069017 **NED Date:** 12/12/2024 **Original Sale Date:** 04/16/2025 **Deed of Trust Date:** 05/29/2003 **Recording Date:** 06/05/2003 **Reception #:** C1154087 **Re-Recorded #: Re-Recording Date**

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

Original Note Amt: Current Amount:	\$143,000.00 \$102,120.39	LoanType: As Of:	Conventional 08/01/2024	Interest Rate: Interest Type:	5.75 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: Grantee (Lender On Deed of Trust):		Gary J. Eberl AND Maureen Y. Eberl MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW HORIZONS MORTGAGE CO., L. L. C., ITS SUCCESSORS AND ASSIGNS					
Publication: Northg	lenn-Thornton Sentin	el First Publication Date	e: 02/20/2025				
		Last Publication Date	: 03/20/2025				
Attorney for Beneficia	ry: Janeway L	aw Firm PC					
Attorney File Number	: 24-033669	Phon	e: (303)706-9990	Fax: (303))706-9994		

Address: 13547 Quivas St, Westminster, CO 80234

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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:** A202480845 **NED Date:** 12/12/2024 **Reception #:** 2024000069133 **Original Sale Date:** 04/16/2025 **Recording Date:** 02/03/2022 **Reception #:** 2022000010527 **Deed of Trust Date:** 01/26/2022 **Re-Recorded #: Re-Recording Date** Legal: LOT 17, BLOCK 3, MCCOY HILLS FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO. Address: 1792 E 99TH AVE, THORNTON, CO 80229 FHA 3.500 **Interest Rate: Original Note Amt:** \$315,475.00 LoanType: **Current Amount:** \$301,549.08 As Of: **Interest Type:** Fixed CrossCountry Mortgage, LLC **Current Lender (Beneficiary): Current Owner:** FILIBERTO MARQUEZ Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC **Grantor (Borrower On Deed of Trust)** FILIBERTO MARQUEZ **Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 02/20/2025 Last Publication Date: 03/20/2025 Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP 00000010315224 (303)813-1107 **Attorney File Number: Phone:** (303)350-3711 Fax: A202480846 **Foreclosure Number: Reception #:** 2024000069139 **NED Date:** 12/12/2024 04/16/2025 **Original Sale Date: Deed of Trust Date:** 05/22/2018 **Recording Date:** 05/31/2018 **Reception #:** 2018000044085 **Re-Recorded #: Re-Recording Date** Legal: LOT 12, BLOCK 1, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO. Address: 19612 E BATAVIA DRIVE, AURORA, CO 80011 **Original Note Amt:** \$100,000.00 LoanType: Unknown Interest Rate: 6.14

Current Amount:	\$45,115.56	As Of:		Interest Type:	Fixed
Current Lender (Beneficiary):		CANVAS CREDIT UNION			
Current Owner:		ERIC J. WHITCOMB AND M	IARIA VERONICA WHIT	COMB	
Grantee (Lender On Deed of Trust): Grantor (Borrower On Deed of Trust)		PUBLIC SERVICE CREDIT ERIC J. WHITCOMB			
Publication: Northg	lenn-Thornton Senting	el First Publication Date:	02/20/2025		
		Last Publication Date:	03/20/2025		
Attorney for Beneficiary: Janeway La		aw Firm PC			
Attorney File Number	: 21-025717	Phone:	(303)706-9990	Fax: (303)706-9994