

Notices of Election and Demand Filed in Adams County

From December 21, 2023 Through December 21, 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: A202380233

NED Date: 12/21/2023 **Reception #:** 2023000070269
Original Sale Date: 04/24/2024
Deed of Trust Date: 06/21/2018 **Recording Date:** 06/28/2018 **Reception #:** 2018000052202
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, BRIAR RIDGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4171 East 118th Avenue, Thornton, CO 80233

Original Note Amt: \$105,000.00 **LoanType:** Conventional **Interest Rate:** 4.875
Current Amount: \$96,666.51 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PINGORA LOAN SERVICING, LLC
Current Owner: Kim Ann Motter
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kim Ann Motter

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031200 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380234

NED Date: 12/21/2023 **Reception #:** 2023000070270
Original Sale Date: 04/24/2024
Deed of Trust Date: 08/01/2017 **Recording Date:** 08/02/2017 **Reception #:** 2017000067047
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 3, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11595 HELENA STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$342,000.00 **LoanType:** Unknown **Interest Rate:** 4.250
Current Amount: \$322,863.05 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: THOMAS WALSH
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ALL WESTERN MORTGAGE, INC
Grantor (Borrower On Deed of Trust): THOMAS WALSH

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/29/2024
Last Publication Date: 03/28/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009983545 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202380235

NED Date: 12/21/2023

Reception #: 2023000070272

Original Sale Date: 04/24/2024

Deed of Trust Date: 06/09/2005

Recording Date: 06/14/2005

Reception #: 20050614000623200

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 5733 N Gibraltar Way #3-306, Aurora, CO 80019

Original Note Amt: \$105,600.00

LoanType: Conventional

Interest Rate: 6

Current Amount: \$72,994.05

As Of: 08/01/2023

Interest Type: Adjustable

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY , as Trustee for GREENPOINT MORTGAGE FUNDING TRUST 2005-HY1, Asset Backed Certificates, Series 2005-HY1
Current Owner:	JOHN CLIFFORD AND ESTHER M. CLIFFORD
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	John Clifford

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/29/2024

Last Publication Date: 03/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030011

Phone: (303)706-9990

Fax: (303)706-9994