

Notices of Election and Demand Filed in Adams County

From December 31, 2024 Through December 31, 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: A202480867

NED Date: 12/31/2024 **Reception #:** 2024000072658
Original Sale Date: 04/23/2025
Deed of Trust Date: 08/17/2022 **Recording Date:** 08/23/2022 **Reception #:** 2022000071077
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 29, BLOCK 7, APPLE BLOSSOM LAND SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171932207028

Address: 7871 Grove St, Westminster, CO 80030

Original Note Amt: \$411,070.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$400,680.09 **As Of:** 08/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Jose R. Molina, Jr. AND Robyn Molina
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GoodLeap, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jose R. Molina, Jr. AND Robyn Molina

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/27/2025
Last Publication Date: 03/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033795 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480868

NED Date: 12/31/2024 **Reception #:** 2024000072661
Original Sale Date: 04/23/2025
Deed of Trust Date: 03/15/2004 **Recording Date:** 04/20/2004 **Reception #:** 20040420000254270
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 32, BLOCKS 30, 31, 32, 33 AND 34, THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2091 Oak Place, Thornton, CO 80229

Original Note Amt: \$145,138.00 **LoanType:** FHA **Interest Rate:** 5.875
Current Amount: \$66,568.81 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Bruce E. Roland
Grantee (Lender On Deed of Trust): JAMES B. NUTTER & COMPANY
Grantor (Borrower On Deed of Trust) Bruce E. Roland

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/27/2025
Last Publication Date: 03/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033822 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480869

NED Date: 12/31/2024 **Reception #:** 2024000072659
Original Sale Date: 04/23/2025
Deed of Trust Date: 12/28/2023 **Recording Date:** 01/04/2024 **Reception #:** 2024000000694
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 18, NORTH GLENN - TWENTY FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN: 0171909315011

Address: 10475 Tancred St, Northglenn, CO 80234

Original Note Amt: \$720,000.00 **LoanType:** FHA **Interest Rate:** 7.5
Current Amount: \$185,178.64 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: Edeltraut G. Campbell
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Edeltraut G. Campbell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/27/2025
Last Publication Date: 03/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033785 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480870

NED Date: 12/31/2024 **Reception #:** 2024000072660
Original Sale Date: 04/23/2025
Deed of Trust Date: 05/24/2023 **Recording Date:** 05/31/2023 **Reception #:** 2023000030442
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 2, PATTIE LEA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7481 Monaco St, Commerce City, CO 80022

Original Note Amt: \$600,000.00 **LoanType:** FHA **Interest Rate:** 7
Current Amount: \$78,159.82 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: Doug Howell
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Doug Howell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/27/2025
Last Publication Date: 03/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033727 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480871

NED Date: 12/31/2024 **Reception #:** 2024000072666
Original Sale Date: 04/23/2025
Deed of Trust Date: 09/08/2023 **Recording Date:** 09/11/2023 **Reception #:** 2023000051799
Re-Recording Date **Re-Recorded #:**

Legal: Condominium Unit R-12-205, First Creek Farm Condominiums Amendment No. 6, according to the Condominium Map recorded August 20, 2004 at Reception No. 20040820000796110, and as defined and described in the Declaration for First Creek Farm Condominiums recorded March 24, 2003 at Reception No. C1113934, as amended, County of Adams, State of Colorado.

Address: 5756 N Genoa Way Unit 12-205, Aurora, CO 80019

Original Note Amt: \$314,204.00 **LoanType:** FHA **Interest Rate:** 7.125
Current Amount: \$312,932.67 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jacob Matthew Lively AND Robert Casey Lively, Jr.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jacob Matthew Lively AND Robert Casey Lively, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/27/2025
Last Publication Date: 03/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033801 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480872

NED Date: 12/31/2024 **Reception #:** 2024000072662
Original Sale Date: 04/23/2025
Deed of Trust Date: 01/14/2020 **Recording Date:** 02/03/2020 **Reception #:** 2020000010772
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

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

Original Note Amt: \$257,600.00 **LoanType:** Conventional **Interest Rate:** 4.375
Current Amount: \$238,086.37 **As Of:** 04/01/2024 **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:** 02/27/2025
Last Publication Date: 03/27/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033230 **Phone:** (303)706-9990 **Fax:** (303)706-9994